

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford,
Gerard, Harcourt, Kennedy
Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D. H. LITTLE.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin

SECONDED by Ald. Brown

THAT the minutes of the Regular Council Meeting of June 27, 1978 (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

"Insert the following at the end of the minute appearing on Page 17, relating to N.I.P. Additional Funds: "

'The motion as amended was put and carried unanimously as follows:

THAT recommendations A to I of the Committee contained in this clause be approved, with the exception that recommendations C and I be deferred pending further discussion with the Kiwassa N.I.P. Committee.' "

FURTHER THAT the minutes of the Special Council (Court of Revision) of June 22, 1978 and the Special Council (Public Hearing) of June 27, 1978, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, July 11, 1978. 2

UNFINISHED BUSINESS

1. Brock House - Heritage Designation

Council, on June 27, 1978, deferred to the next Regular Council Meeting, a request of the Heritage Advisory Committee that Brock House, 3875 Point Grey Road, be designated a Heritage building.

In a memo dated July 7, 1978, the City Clerk stated that advertisements advising of Council's intent to consider the designation of Brock House were placed in two daily newspapers on two consecutive dates in accordance with the provisions of the Heritage Conservation Act.

The memo also noted that the By-law designating Brock House as a Heritage building would be before Council later this day.

MOVED by Ald. Ford

THAT Brock House, 3875 Point Grey Road, be designated a Heritage Building and the relevant by-law be passed later in the proceedings.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. False Creek Transit Levy

In a communication dated July 7, 1978, Mr. P. D. Alexander for the Board of Directors of the False Creek Co-operative Housing Association, requested an opportunity to address Council later this day on the City Manager's report, dated July 7, 1978 on the False Creek Transit Levy.

MOVED by Ald. Kennedy

THAT the delegation request from the False Creek Co-operative Housing Association be approved, and consideration of this matter be deferred until later this day.

- CARRIED UNANIMOUSLY

2. Store Hours and Sunday Regulations

Council noted a memo dated July 10, 1978, from the Mayor on Store Hours and Sunday Regulations. In his memo the Mayor recommended the following:

1. Council approve the provisions of Recommendation No. 3 on Page 4 of the attached Manager's Report. This will involve a Bylaw Amendment to do the following:
 - a) require "screening off" of certain items which are excluded from sale during "after hours";
 - b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.

I do NOT RECOMMEND an allocation of \$10,000 - \$15,000 at this time because I believe that the matter can be handled through our present staff resources.

2. The Bylaw also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown).

COMMUNICATIONS OR PETITIONS (Cont'd)Store Hours and Sunday Regulations (Cont'd)

3. There be no extension of present retail shopping hours.
4. The Director of Permits & Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.
5. The Director be instructed to request those stores to cease opening for business on Sundays.
6. Where such warning is ignored, the Director be instructed to proceed with prosecution.
7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted.
8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended.

The City Manager referred to the survey currently underway by the Downtown Business Association relative to this matter and suggested consideration of the Mayor's recommendations be deferred pending receipt of this survey. He estimated that the Downtown Business Association survey should be before Council at its next meeting.

MOVED by Ald. Brown

THAT the memorandum of the Mayor, dated July 10, 1978, on Store Hours and Sunday Regulations, be deferred to the next meeting of Council for consideration when the results of the Downtown Business Association survey on this matter are before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 7, 1978

Works & Utility Matters
(July 7, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Watermain Installations - 1978 Capital Budget.
- Cl. 2. Yards Capital Accounts.
- Cl. 3. Street Lighting - Local Improvement Project-
48th Avenue.

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Street Lighting - Local Improvement
Project - 48th Avenue.
(Clause 3)

MOVED by Ald. Rankin

THAT the project for lighting the 3200 Block not be proceeded with this year, and instead of waiting the usual five years, a project for lighting only the 3200 block West 48th Avenue be advanced again on the Initiative Principle with next year's program.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(July 7, 1978)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Statutory Declarations - Hardship Cases.
- Cl. 2. Proposed Apartment Building for 1556/68/74
West 12th Avenue.
- Cl. 3. Street Names - Private Roads - Arbutus Village
& Champlain Heights.

Clauses 1, 2 and 3.

MOVED by Ald. Ford

THAT the recommendations of the City Manager, as contained in clauses 1 and 3 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 7, 1978)

Transit Levy - False Creek
(Clause 1)

MOVED by Ald. Kennedy

THAT consideration of this report be deferred, pending the hearing of the delegation from the False Creek Co-operative Housing Association, as approved earlier this day.

- CARRIED UNANIMOUSLY

Finance Matters
(July 7, 1978)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Investment Matters (Various Funds) May 1978
- Cl. 2. Vancouver Art Gallery
- Cl. 3. Revisions to Plumbing By-law 4068:
Fees for Sewer Extension.

Investment Matters (Various Funds)
May 1978.
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Vancouver Art Gallery
(Clause 2)

During consideration of this matter, the Director of the Art Gallery and the President of the Art Gallery Association both addressed Council. The President assured Council that the Association has already made very strong approaches to both levels of government and is trying to set-up a meeting in Ottawa with the appropriate Federal Minister. Later in the Fall the Association will be undertaking an intensive funding campaign; however, the Association feels it would be premature to undertake this campaign at the present time until the results of its funding request to the senior governments are known.

MOVED by Ald. Brown

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

Revisions to Plumbing By-law No. 4068 -
Fees for Building Sewer Extension
(Clause 3)

MOVED by Ald. Rankin

THAT recommendations A, B, and C in the Manager's report be approved;

FURTHER THAT Council increase from \$150.00 to \$625.00 the fee payable where the building (house) has been connected to a septic tank and the owner arranges for a connection to a new sewer installation within 12 months of notification that the new sewer installation has been completed, and the Director of Legal Services be instructed to prepare the necessary amendment to Section 1.4.16(2) of the Plumbing By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the above motion be deferred pending report back from the City Manager on methods of phasing-in the suggested fee increases.

- LOST

(Ald. Bellamy, Brown, Ford, Harcourt, Marzari,
Puil, Rankin and the Mayor opposed)

Personnel Matters
(July 7, 1978)

Chief License Inspector
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in his report of July 7, 1978, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 7, 1978)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Rental Review - 270 Terminal Avenue - Fontile Corporation Ltd.
- Cl. 2. Consent to Mortgage of Lease - Beach House Restaurant
- Cl. 3. Conveyance of City-owned Lot - North Side 49th Ave. between Fraser and St. George Streets.
- Cl. 4. Acquisition - School Site at 13th Ave., & Victoria Drive - Boat Day Care Centre Property.
- Cl. 5. Sale of Various City-owned Properties.
- Cl. 6. A. Tender Calls for Sale and Leasing of City Lands.
B. Readvertising for lease properties in Block 130, Jericho/Locarno.
- Cl. 7. Reassignment of Lease - City-owned lot - South of First Avenue between Ontario and Quebec Streets

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

- A. Tender Calls for Sale and Leasing of City Lands.
- B. Readvertising for Lease properties in Block 130, Jericho/Locarno (Clause 6.)

MOVED by Ald. Harcourt

THAT recommendations a) b) c) and d) contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendation e), as contained in this report, be approved.

- CARRIED

(Ald. Puil and Rankin opposed)

Reassignment of Lease - City-owned Lot - South of First Avenue between Ontario and Quebec Streets.
(Clause 7)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

- B. Manager's Report
(July 5, 1978)

Trade and Convention Centre

MOVED by Ald. Rankin

THAT Council approve sufficient funds to initiate a parallel independent City cost-benefit study, and the results of this study be reported to Council.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT Council accept the structure of the task force, and the functions of the Steering Committee and Task Force Director, as described in the City Manager's report dated July 5, 1978, on the Trade and Convention Centre.

- CARRIED

(Ald. Marzari and Rankin opposed)

Regular Council, July 11, 1978. 7

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Trade and Convention Centre (Cont'd)

MOVED by Ald. Puil

THAT Council endorse the composition of the 5-party Steering Committee, as set out in the City Manager's report dated July 5, 1978.

- CARRIED

(Ald. Marzari opposed)

MOVED by Ald. Ford (in amendment)

THAT the following be added to the above motion:

"Further that a representative of the Vancouver City Planning Commission be included on the Steering Committee."

- LOST

(Ald. Gerard, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil

THAT Council approve the allocation of \$15,000 from Contingency Funds towards the budget of the task force, with a report back to Council on the total budget and its cost sharing.

- CARRIED

(Ald. Marzari and Rankin opposed)

MOVED by Ald. Rankin

THAT the above motion be deferred pending a report from the Task Force Director on overall costs, including an economic survey.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT the Mayor, together with the Chairmen of the Standing Committee on Planning and Development and Finance and Administration be requested to negotiate cost-sharing of the costs of the Task Force with participating parties.

- CARRIED

(Ald. Marzari opposed)

MOVED by Ald. Brown

THAT Council make it known that it cannot accept the present proposal for a Convention/Trade Centre to be run by the City, within the suggested funding formula.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

The Council recessed at 11.30 a.m. for an "In Camera" meeting in the Mayor's Office, and reconvened in the Council Chamber at 2:15 p.m. following the Court of Revision, with Mayor Volrich in the Chair and the same Members present.

DELEGATIONSTransit Levy

Earlier this day Council deferred consideration of the City Manager's report dated July 7, 1978 on Transit Levy to hear a delegation from the False Creek Co-operative Housing Association on this matter.

Mr. Alexander, Chairman of the Association read from his brief (circulated). The brief requested that Council cancel the False Creek transit levy immediately, and set forth reasons for this request.

Ms. M. Hyland, a member of the False Creek Co-operative Housing Association also addressed Council, setting forth arguments why the transit levy should be cancelled immediately.

MOVED by Ald. Rankin

THAT the following recommendations contained in the City Manager's report, dated July 7, 1978, be approved:

- A. The Director of Legal Services and the Director of Finance be authorized to take the necessary remedies under the ground leases to recover the Transit Levy due to the City.
- B. The False Creek Development Consultant, Director of Finance and City Engineer, continue monitoring the results with B.C. Hydro Transit Division with a view to maintaining the service and reducing or eliminating the Transit Levy at the earliest possible date.

- CARRIED

(Ald. Kennedy opposed)

MOVED by Ald. Rankin

THAT the Transportation Committee negotiate with B.C. Hydro the release of the City and the False Creek residents from their **obligation** to pay the transit levy on the bus service to False Creek.

- CARRIED

(Ald. Kennedy opposed)

D.P.A. 1180 West 15th Ave.

Personal Care Homes - Guidelines

On June 27, 1978, Council deferred consideration of the above clause, contained in the Planning and Development Committee's report of June 15, 1978, to today's meeting of Council.

Mr. W. A. Street addressed Council on behalf of Mr. and Mrs. L. Sebek of Bohemia Homes Incorporated, the applicants. Mr. Street stated that, in view of the decision of the Board of Variance against the applicants' original request to use this building as a Personal Care Home, they now intend to develop it as a Boarding House. He further stated that the house in question has always been used as some type of Community Care facility, and he then reviewed the history of the premises.

A representative of the Director of Planning stated that this building is located in a one or two-family dwelling district and, therefore, it could be developed as an outright use for a duplex or a strata-title building. He also stated it could be developed as a Boarding House, as a conditional use.

Cont'd.....

DELEGATIONS (Cont'd)1180 West 15th Ave -
Personal Care Homes (Cont'd)

It was noted that the Standing Committee on Planning and Development, at its meeting on June 15, 1978, had recommended:

'That the Director of Planning be instructed to place a hold on the development permit application for 1180 West 15th Avenue, until after the locational guidelines for personal care homes are received and that the Committee be informed of future applications for personal care or similar type group homes.'

Mr. Sebek, one of the applicants also addressed Council and gave an undertaking that this building will be operated as a commercial boarding home and not as a Personal Care Home.

MOVED by Ald. Harcourt

THAT further consideration of this matter be deferred to the next meeting of Council and, in the meantime, the Director of Planning meet with the neighbouring residents and the applicants to reconsider this matter, based on the undertaking given this day that the building will be used as a commercial boarding house, and the Director of Planning report to the next meeting of Council on the result of this meeting.

- CARRIED

(Ald. Kennedy opposed)

Street Name Changes -
Champlain Heights

Council, on June 27, 1978, agreed to hear a delegation from the Killarney Champlain Citizens for Action Association with respect to street name changes in Champlain Heights.

The Mayor referred to a request received today from Mrs. D. Hartley that this matter be deferred to either August 1st or 15th meeting of Council.

MOVED by Ald. Harcourt

THAT consideration of this matter be deferred to August 1, 1978, as requested in the letter from the Killarney Champlain Citizens for Action Association.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Harcourt left the meeting.

C. Manager's Report
July 7, 1978Chinatown Historic Area Streetscape
Improvement Project.

MOVED by Ald. Puil

THAT the recommendations of the City Manager be amended and then approved, as follows:

That City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project up to an approximate cost of \$700,000. and the application for funding, in the amount of at least \$150,000 be resubmitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

CITY MANAGER'S AND OTHER REPORTS (Cont'd)D. Manager's Report
(July 7, 1978)

MOVED by Ald. Rankin

THAT Council approve payment of \$42,436 to St. James Social Service to cover the amount outstanding for renovation of the Victory Hotel, the source of funding to be the 1978 Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Community Services.
(June 22, 1978)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. University Women's Club of Vancouver - Grant Request.
- Cl. 2. Liquor Permit Application - 1523 Davie Street,
(Hy's Mansion Restaurant)
- Cl. 3. Hotel Vancouver - Compliance with Fire By-law.
- Cl. 4. Request for Reduction of Land Costs at Foster-Euclid Housing Development.

University Women's Club of
Vancouver - Grant Request

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be amended and then approved as follows:

"That Council approve a \$5,000 grant for 1978 to the University Women's Club of Vancouver, funds to come from the City's other grants budget.

Underlining denotes amendment- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITYClauses 2 and 3.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

At this point, Council varied the agenda to consider the following report.

Planning & Development Committee
(June 29, 1978)Kensington N.I.P.,
Kensington Community Centre
(Clause 3)

During consideration of this clause, Council noted a report from the City Manager dated July 6, 1978, outlining certain cost items which should be revised, resulting in lower construction costs. The report concluded with the following recommendation:

"That up to \$399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant."

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Kensington N.I.P.

Kensington Community Centre (Cont'd)

Council also noted a letter dated July 11, 1978, from the Park Board, advising of the following resolution of the Board at its meeting on July 10, 1978:

"That City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Rossi Construction, in the amount of \$1,438,357, for the construction of the Kensington Community Centre subject to approval of a \$400,000 grant from the Recreation Facilities Assistance Program."

Mrs. Simma Holt, M.P. for Vancouver Kingsway, advised that she had discussed the matter of a Recreation Facilities grant with The Honourable Grace McCarthy, and the assistant to the Minister of Recreation and Conservation. Both are very hopeful that the Provincial Government will approve this grant.

MOVED by Ald. Rankin

THAT up to \$399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant, Cost sharing to be on the basis of 25% City, 25% Provincial, 50% Federal.

- CARRIED

(Ald. Puil opposed)

MOVED by Ald. Rankin

THAT Council award a contract on behalf of the Board of Parks and Recreation, to Rossi Construction, in the amount of \$1,438,357 for the construction of the Kensington Community Centre.

- CARRIED

(Ald. Puil opposed)

CIVIC RECOGNITION - Miss Jean Coulthard

At this point in the proceedings, Miss Jean Coulthard was formally granted the Freedom of the City. Mayor Volrich paid tribute to Miss Coulthard's accomplishments as a musician, teacher and composer, and presented her with an illuminated scroll, and a free parking plaque, explaining that Miss Coulthard had been presented with her gold medallion on a previous occasion. Miss Coulthard responded in appreciation.

The Council recessed at 4:00 p.m. to reconvene in the Council Chamber at 4:30 p.m. with the same Members present.

OVERRUNS IN CONSTRUCTION CONTRACTS

Alderman Rankin referred to the increasing incidence of overruns in construction contracts, and enquired what the City could do about this matter. The City Manager advised that he has discussed several possible future courses of action on City projects where there are overruns, and undertook to prepare a report for Council on this.

STANDING COMMITTEES & OTHER REPORTS

Standing Committee on
Community Services (Cont'd)

Request for Reduction of Land Costs at
Foster-Euclid Housing Development
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Brown, Ford, Kennedy, Marzari and Puil opposed)

II. Report of Standing Committee on
Planning and Development
(June 22, 1978)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Public Access to Vancouver's Waterfront.
- Cl. 2. Log Booming in False Creek - Request for Lease Extension.

Clause 1

MOVED by Ald. Puil

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Log Booming in False Creek -
Request for Lease Extension
(Clause 2)

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Kennedy referred to the fact that both Gladstone and Elliott Street-end Parks are being badly vandalized. The Mayor undertook to refer this matter to the Police Department for investigation of increased police surveillance of these parks.

III. Report of Standing Committee
on Transportation
(June 22, 1978)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Installation of a Median on Rupert St. between 23rd and 29th Avenues.
- Cl. 2. Bicycle use on Granville Mall
- Cl. 3. Citizen's Brief - Safety of B.C. Hydro Trolley Buses.

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee
on Finance & Administration
(June 22, 1978)

Vancouver Public Library -
Service to 'Shut-ins'.
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Community Services.
(June 29, 1978)

The Council considered this report, which contains seven
clauses, identified as follows:

- Cl. 1. Nursing Home Regulations
- Cl. 2. Wonder Rooms: 50 East Cordova Street.
- Cl. 3. Liquor Permit Application - 870 Denman Street
- Cl. 4. Liquor Permit Application - #1 Water Street
- Cl. 5. Liquor Permit Application - 800 Hornby Street.
- Cl. 6. Liquor Permit Application - 1066 West Hastings Street
- Cl. 7. Mac's Milk Store - 1055 Denman Street - Complaint
Rear Parking Lot.

Clauses 1, 3, 4, 5, 6, (inclusive)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in
clauses 1, 3, 4, 5, and 6, be approved.

- CARRIED UNANIMOUSLY

Wonder Rooms -
50 East Cordova Street
(Clause 2)

MOVED by Ald. Rankin

THAT recommendation 'A' of the Committee be approved after
adding the statement "and the resolution of Council of May 30,
1978, be varied accordingly".

FURTHER THAT recommendation 'B' be approved.

- CARRIED

(Ald. Brown and Puil opposed)

Mac's Milk Store - 1055 Denman Street
Complaint - Rear Parking Lot
(Clause 7)

The Council noted that a delegation request had been received
from Douglas, Symes and Brissenden, Solicitors for 7-Eleven
Food Stores to appear before Council on August 1, 1978, with
regard to the above matter.

MOVED by Ald. Kennedy

THAT consideration of this clause be deferred until August
1, 1978, and the delegation request be approved for that same
meeting.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on
Planning and Development
(June 29, 1978)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1. 4332 Quebec Street. Development Permit Application
- Cl. 2. Point Grey Road Properties.
- Cl. 3. Kensington N.I.P. - Kensington Community Centre.
- Cl. 4. Public Competition - Park at Burrard/Dunsmuir.
- Cl. 5. Redevelopment of the North Shore of False Creek
- Cl. 6. Kingsway Task Force.

Clauses 1, 2, 5 and 6.

MOVED by Ald. Puil

THAT the recommendations of the Committee as contained in clauses 1 and 2 be approved, and clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Clause 3. For Council action see pages 10 and 11.

Public Competition - Park at
Burrard/Dunsmuir.
(Clause 4)

MOVED by Ald. Puil

THAT this clause be referred to the Standing Committee on Planning and Development for further consideration, including possible input by adjacent corporate owners into the park design.

- CARRIED UNANIMOUSLY

During consideration of the above clause it was indicated that it is not necessary to defer a decision on this matter pending finalization of negotiations.

VII. Report of Standing Committee
on Finance and Administration
(June 29, 1978)

Departmental Review - Reports
Back on Budget Reductions
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Planning and Development
(June 22, 1978)

Manhattan Apartments
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO DESIGNATE A BUILDING AS
A MUNICIPAL HERITAGE SITE

MOVED by Ald. Brown

SECONDED by Ald. Marzari

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments,

There being no amendments, it was

MOVED by Ald. Brown

SECONDED by Ald. Marzari

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin

SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. South 10 feet of Lot 4 of Subdivision "D",
Block 156, D.L. 264A, Plans 616 and 1771.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)B. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin

SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands;

1. West 10 feet of Lot 14, except East 10 feet
as shown on Plan 4398, now road, Block 3,
District Lot 628, Plan 689.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purpose.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Construction of Pavement and Sidewalks
and Creation and Furnishing of Mini-parks
in the West End, between Denman Street
and Stanley Park.

MOVED by Ald. Rankin

SECONDED by Ald. Brown

THAT WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby:

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principle to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No.3614;

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

(a) Lot 2, West $\frac{1}{2}$, Block 69, District Lot 185, and

(b) Lot 33, North $\frac{1}{2}$, Block 70, District Lot 185,

because these properties are classified as "locked in".

AND WHEREAS on April 22, 1975, City Council approved partial relief from special assessment for one property -

(c) Lot 18, North $\frac{1}{2}$ of West $\frac{1}{2}$ and Lot 19, North
 $\frac{1}{2}$ of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Sidewalks
and Creation and Furnishing of Mini-parks
in the West End, between Denman Street
and Stanley Park. (Cont'd)

(a) \$174.21, (b) \$345.79 and (c) \$237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

(a) \$99.25, (b) \$197.00 and (c) \$135.35.

BE IT THEREFORE RESOLVED THAT for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1978 shall therefore be:

Lot 2, West $\frac{1}{2}$, Block 69, District Lot 185 \$99.25

Lot 33, North $\frac{1}{2}$, Block 70, District Lot 185 197.00

Lot 18, North $\frac{1}{2}$ of West $\frac{1}{2}$ and Lot 19,
North $\frac{1}{2}$ of East 12 feet, Block 71,
District Lot 185 135.35

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (West End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

D. Construction of Street Lighting on
both sides of South East Marine Drive
from Duff Street to Elliott Street.

MOVED by Ald. Rankin
SECONDED by Ald. Brown

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

Cont'd....

MOTIONS (Cont'd)

Construction of Street Lighting on
both sides of South East Marine Drive
from Duff Street to Elliott Street (Cont'd)

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1978 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

Cont'd.....

MOTIONS (Cont'd)

Construction of Street Lighting on
both sides of South East Marine Drive
from Duff Street to Elliott Street (Cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

NOTICE OF MOTION

The following Notice of Motion was submitted by
Alderman Bellamy and recognized by the Chair:

MOVED by Ald. Bellamy
SECONDED by

THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the working of that plebiscite was not clear and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

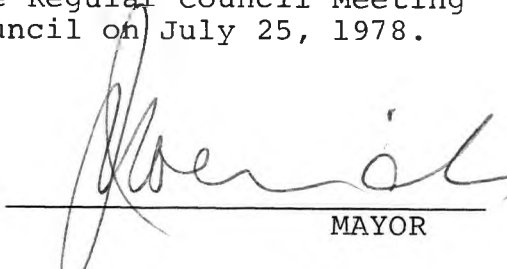
THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of introducing some form of
the ward system for the election of Aldermen?"

(Notice)

The Council recessed at 5:05 p.m., to reconvene
"In Camera" immediately following the Special
Council (Public Hearing) which commences at 7:30 p.m.

The foregoing are Minutes of the Regular Council Meeting
of July 11, 1978, adopted by Council on July 25, 1978.


MAYOR


CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Watermain Installations - 1978 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required at the following locations:

WATERWORKS PROJECT 802

<u>Street</u>	<u>From</u>	<u>To</u>
King Edward, south side	Oak Street	Heather Street
Willow Street	26th Avenue	28th Avenue
Swing connection at 33rd Avenue & Oak Street		
Estimated cost: \$105 000		

WATERWORKS PROJECT 803

King Edward, north side	Laurel Street	Ash Street
26th Avenue	Willow Street	Heather Street
20th Avenue	Heather Street	Ash Street
Estimated cost: \$ 95 000		

On a footage basis, 77% of the above installations replace old leaking steel mains. The remaining work consists of replacement of old cast iron pipe

- (a) to improve the supply to the Shaughnessy Hospital complex (15%) and
- (b) to remove a 'bottle neck' situation in our feed main grid (8%).

I recommend that Projects 802 and 803 be approved for construction and that the required \$105 000 and \$95 000 respectively be appropriated from 1978 Waterworks Capital Account #128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Yards Capital Accounts

The City Engineer reports as follows:

"Construction of the new district works yard, replacing the old Kaslo-Venables Yard, is now complete. In the course of construction extreme difficulty was encountered in the sewer installation. The ground turned out to be largely wood, from the refuse pile of the old lumber mill which once occupied the site, and as a result the entire trench was exposed to the harbour tides. The extra work involved resulted in a significant over-expenditure. When all the outstanding charges are in, the construction accounts will be over-expended by \$36,500.

The installation of twin sewers in Manitoba and Cambie Yard has also been completed, and that account is under-expended by \$10,100. These two items complete the Yards Capital projects. There is, in total, an over-expenditure of \$26,400.

MANAGER'S REPORT, JULY 7, 1978 (WORKS: A1 - 2)

Clause No. 2 continued:

The Director of Finance advises that funds could be made available from Supplemental Capital reserve.

The City Engineer recommends that \$26,400 be appropriated from Supplemental Capital to close out the Yards Capital accounts."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION

3. Street Lighting Local Improvement Project - 48th Avenue from Blenheim to Balaclava Streets (Schedule 448 item 14)

The City Engineer reports as follows:

"A Local Improvement Project for Street Lighting on 48th Avenue (2 blocks) from Blenheim Street to Marine Drive was advanced by the City on the Initiative Principle and was defeated. A petition signed by 9 of the 16 property owners in the 3200 block was received requesting that the lighting project be proceeded with on 48th Avenue from Blenheim Street to Balaclava Street only (1 block).

At the meeting following the Court of Revision on May 18, 1978, Council resolved that the project in the 3100 block not be proceeded with and that the City Engineer canvass the residents of 3200 block West 48th Avenue and report results to Council.

I have to report that 16 of the 17 assessable property owners in the 3200 block have replied, nine (53%) favor the installation of street lighting, and seven (41%) do not.

Since the majority of owners favoring the project is small, I recommend

- (a) that the project for lighting the 3200 block not be proceeded with this year and
- (b) instead of waiting the usual five years, that a project for lighting only the 3200 block west 48th Avenue be advanced again on the Initiative Principle with next year's program."

The City Manager RECOMMENDS (a) above and submits (b) for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 469, 470

BUILDING AND PLANNING MATTERSRECOMMENDATION:1. Statutory Declarations - Hardship Cases

The Director of Legal Services reports as follows:

"When dealing with hardship cases for additional suites in residences, it is Council's policy to require the applicant seeking authority to retain the suite, to swear a statutory declaration dealing with their financial resources so that Council can pass judgment on whether or not there is, in fact, a case of financial hardship.

Until my department undertook by-law prosecutions, the members of the department completed the form for the deponent. However, now that we have a by-law prosecutor, I consider it legally improper for us to do this, and we are requiring these people to go to outside lawyers or Notaries Public.

Section 53 of the Evidence Act allows the Lieutenant-Governor in Council to appoint Commissioners for taking affidavits. Conditions may also be attached to the appointment. The most common being that such authority applies only for exercise of the persons duties, and only for so long as he holds the position.

I would recommend that an application be made to the Attorney-General for the appointment of two persons in the Permits and License Department who would be able to complete the Statutory Declaration form in these hardship cases. Such persons to be named by the Acting Director of Permits and Licenses and myself, and the appointments to be exercised only while they hold their positions in the department. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

INFORMATION2. Proposed Apartment Building for 1556/68/74 West 12th Avenue

The Director of Planning and the Director of Social Planning report as follows:

'This report deals with a Development Permit Application to construct a new apartment building at the above noted site, in the 1500 block, West 12th Avenue. The development would result in the demolition of existing dwellings.

Council would recall, on April 18th, 1978, considering a Community Services Committee report and hearing a delegation from a spokesman for Landmark Projects (the apartment developers) and from the tenant of one of the existing buildings, Ms. J. Ross. Ms. Ross was objecting to being given notice to vacate her dwelling unit. Council's resolution included the following:

"...the Director of Planning, together with a representative of the Social Planning Department, be requested to negotiate with the applicant, while this Development Permit Application is being processed, and endeavour to satisfactorily relocate the persons involved, including appropriate compensation to tenant Ms. Ross, and that a report on such negotiation be brought back to Council within one month..."

Cont'd...

Clause 2 Cont'd

The Development Permit subsequently met all the requirements of the Zoning and Development By-Law and was issued on May 2nd, 1978.

On May 23rd, 1978, Landmark Projects Corporation Ltd. submitted a letter (Appendix A) which states:

"Landmark has revised its construction schedule and presently has no plans to develop the above site within the near future, and consequently has advised the tenants that we do not expect to give Notice to Vacate within 1978.

If these plans should change, we will advise the tenants accordingly..."

No Building Permit application for the construction of the building has been applied for.

Since Landmark do not intend to demolish the buildings or relocate the tenants at this time, it is suggested that it is not necessary to negotiate at this time. Should a Building Permit be applied for or should Landmark advise that they wish to proceed in the future, the situation regarding the relocation of the tenants would be investigated and Council advised.'

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

3. Street Names - Private Roads Within Arbutus Village and Champlain Heights

The City Clerk on behalf of the Street Naming Committee reports as follows:

"Arbutus Village - Phase III

At its meeting on June 21, 1978 the Street Naming Committee considered the following names for the private roads within Phase III Arbutus Village submitted by Narod Developments Ltd.

- Briar Lane
- Parkway
- Springtree Drive

After discussion the Committee agreed to the private roads (Appendix 1) being named:

- Briar Avenue
- Parkway Avenue
- Springtree Drive

Enclave 16 - Champlain Heights

The Committee considered several names for the private streets within this enclave from Community Builders, only two of which were acceptable. The Committee suggested that the developers submit further names.

The Committee, however, suggested that the private circular road within the enclave be named 'Voyageur Drive' (Appendix 2)

The developer has been informed of the Committee's suggestion and is in agreement with the name chosen.

Cont'd...

Manager's Report, July 7, 1978. (BUILDING: A-4 - 3)

Clause 3 Cont'd

Enclave 18 - Champlain Heights

On June 21, 1978 the Committee suggested that the private roads within Enclave 18 (Appendix 3) be designated:

- Maison Street
- La Petite Street
- Talon Avenue
- Joliet Avenue

Mr. Y. Adatia, President of La Petite Maison Co-operative appeared before the Committee on July 4, 1978 to appeal the decision to have four names. Mr. Adatia advised that the co-operative would prefer to have the address being the corresponding hundred block of Matheson Crescent or alternatively one street name within the enclave. The Co-operative will be numbering the units consecutively from 1 to 66.

After considerable discussion the Committee recommended that the private road system within Enclave 18 be designated Talon Square. The developer would be requested to place signs, acceptable to the Acting Director of Permits and Licenses, at both entrances/exits on Matheson Crescent providing directional information to the units located on Talon Square. The Co-operative is agreeable to this proposal.

Recommendation

The Street Naming Committee recommends that the following names of private roads within Arbutus Village and Champlain Heights be approved:

Briar Avenue)	
Parkway Avenue)	Arbutus Village Phase III
Springtree Drive)	
Voyageur Drive	-	Enclave 16 Champlain Heights
Talon Square	-	Enclave 18 Champlain Heights

Further that the City Engineer be instructed to amend the Official Street Name map accordingly."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 470

A-6

MANAGER'S REPORT, July 7, 1978 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Transit Levy

The Development Consultant reports as follows:

"Purpose

The False Creek Co-operative Housing Association (170 units in 2 enclaves, Phase 1, Area 6, False Creek) have written the City saying they want the Transit Levy cancelled retroactive to 1st January, 1978. They have not paid the levy since 31st December, 1977 and currently owe the City \$5,265.00.

The Director of Finance, following consultation with the Director of Legal Services and the False Creek Development Consultant, has advised the Co-operative that the matter is being referred to Council with a recommendation that the City institute legal proceedings to collect the amount owed by the Co-operative.

The purpose of this report is to outline the reasons for and status of the Transit Levy, and to recommend that the enforcement action be approved.

Background

Transportation policy for False Creek, approved by Council, is to de-emphasize the number and use of automobiles, and to provide an attractive transit service.

Approximately one third fewer car spaces were, therefore, required for both residents and visitors than in a normal development of this kind, and B.C. Hydro were requested to institute a frequent and convenient bus service right into the development.

B.C. Hydro were, and are, most co-operative regarding the special service. However, they correctly pointed out that there already is transit service on Cambie, on Broadway and on Granville, which gives False Creek as good a standard of service as is policy throughout Greater Vancouver. In order to get the special service right into the development, we worked out the principle of the Transit Levy, whereby all residents and tenants in False Creek would pay a surcharge of \$5.00 per month or \$5.00 per 1000 sq. ft. of commercial space, plus normal fares, and B.C. Hydro would operate a 15 minute rush hour service and 30 minute non-rush hour service into both the Heather and Spruce neighbourhoods, with a direct routing both to Granville and Cordova and to transfer connections at Broadway, starting the first day residents moved in to False Creek.

The principle of the Transit Levy was written into all ground leases ("a fair and equitable portion of any and all costs of such additional public transport"), discussed with all sponsors and explained at all meetings of future residents. The formula was approved by the False Creek Interim Residents' Council with some reluctance in July, 1976. Service started when the first resident moved in, 26th November, 1976.

Currently the Transit Levies for Phase 1 to date total approximately \$4,000 per month. The City collects the Transit Levies, and pays the proceeds less a collection fee of 3% to B.C. Hydro. It should be noted that the City remits to B.C. Hydro the amounts billed as opposed to the amounts actually collected in the anticipation that all amounts billed will eventually be paid.

Continued . . .

Clause No. 1 Continued

"To protect the residents we requested and obtained an understanding that the Transit Levy would not exceed \$5.00/month/dwelling and \$5.00/month/1000 sq.ft. commercial space for a period not exceeding 3 years, and that the riding and revenues would be reviewed annually, so that if ridership built up sufficiently, the Transit Levy could be reduced or eliminated.

A complicating factor is that the False Creek bus also services the Seabus. Although this enabled the service to be set at 15 minutes in the rush hour, it makes an economic analysis of the cost/benefit to False Creek residents more difficult, because the routes are somewhat longer and a portion of the fare box receipts relate to riders who are travelling only within the downtown area.

The first annual review of the Transit Levy was made in October, 1977. Riders originating from False Creek had not reached the predicted level, nor had the occupancy of the residential and commercial units. Revenue was, therefore, substantially below the level whereby the Transit Levy could be reduced.

Another review, this time including an Origin-Destination survey and a routing study, is underway now, and although the results are not complete, it is apparent that the ridership is still not up to expectations, and a new routing is not the answer.

The next annual review will be in the Fall of 1978 when most of the residential and commercial units should be occupied.

Parking and Auto Use vs Transit Service

We are finding it difficult to hold the demand for car parking down to the levels we had hoped for.

If the Transit Service were removed, this would put pressure on the residents to provide additional parking.

CMHC at the senior Ottawa level has stated that they will not fund additional parking for the non-profit housing, in fact they believe there is already too much parking in Phase 1 and would like to see a reduction in parking for Phase 2.

To the extent that a special high quality Transit Service has reduced the need for cars, residents are saved the high cost of extra underground parking which would have cost \$5,000 per stall or more.

The Development Consultant believes the transit service must be continued if we are to keep the demand for extra parking within reasonable demands. Furthermore, B.C. Hydro have been most co-operative in working out an innovative solution to a difficult transportation problem, and should not now be unduly pressured into continuing the service without the Transit Levy.

False Creek Co-operative-Attitude Toward Transit Levy

The False Creek Co-operative have written to the Director of Finance stating that its membership consider the Transit Levy to be discriminatory and inequitable, that the service should be paid for equally by all users or by all residents of the larger area served by the Public Utility, and that the Transit Levy be cancelled retroactive to 31st December, 1977.

Continued

MANAGER'S REPORT, July 7, 1978 (FIRE: A-6 - 3)

Clause No. 1 Continued

"The Director of Finance has advised the Co-operative that he is seeking Council direction to take the necessary remedies under the ground lease to recover the amount due the City. The amount outstanding as at 30th June, 1978 is \$5,265.

All other groups in False Creek are continuing to make their payments, except the Physically Handicapped who are exempt.

Alternatives

1. Enforce the Transit Levy.
2. Discontinue the Transit Levy for all properties in the Area 6 Development effective December 31, 1977, as per the Co-operative's request and have the City pay the Transit Levy. This would cost the City \$20,500 for the refund of levies billed to date plus in excess of \$4,000 per month for the duration of the subsidy program. The source of funds for the 1978 costs of approximately \$40,500 would be the Contingency Reserve.
3. Discontinue the Transit Levy for all of the properties in the Area 6 Development effective July 31, 1978, and have the City pay the Transit Levy. This would cost the City in excess of \$4,000 per month for the duration of the subsidy program. The source of funds for the 1978 costs of approximately \$20,000 would be the Contingency Reserve.
4. Discontinue the Transit Levy effective July 31, 1978 and discontinue payments to B.C. Hydro recognizing that B.C. Hydro may then discontinue the service.

Recommendations

The False Creek Development Consultant, the Director of Finance and the Director of Legal Services recommend that:

- A. The Director of Legal Services and the Director of Finance be authorized to take the necessary remedies under the ground leases to recover the Transit Levy due the City.
- B. The False Creek Development Consultant, Director of Finance and City Engineer, continue monitoring the results with B.C. Hydro Transit Division with a view to maintaining the service and reducing or eliminating the Transit Levy at the earliest possible date. "

The City Manager RECOMMENDS that the above recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 470

A-7

MANAGER'S REPORT, JULY 7, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION1. Investment Matters (Various Funds) May 1978

The Director of Finance reports as follows:

(a) Security Transactions during the month of May 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
May 1	Bank of Montreal	Aug. 1/78	\$ 3,062,761.64	\$ 3,000,000.00	92	8.30
2	Bank of Montreal	Aug.15/78	1,535,685.62	1,500,000.00	105	8.27
3	Bank of Montreal	Sept.1/78	1,541,819.59	1,500,000.00	121	8.41
3	Bank of British Columbia	May 8/78	500,000.00	499,548.35	5	6.60
3	Mercantile Bank of Canada, B.C. Hydro & Power Authority	May 4/78	500,106.16	500,000.00	1	7.75
10	Toronto Dominion Bank	May 12/78	500,184.93	500,000.00	2	6.75
12	Toronto Dominion Bank	May 17/78	500,445.21	500,000.00	5	6.50
16	Vancouver City Savings Credit Union	May 18/78	2,000,904.11	2,000,000.00	2	8.25
18	Vancouver City Savings Credit Union	May 31/78	1,504,193.84	1,500,000.00	13	7.85
23	Vancouver City Savings Credit Union	Aug. 1/78	507,815.07	500,000.00	70	8.15
31	Vancouver City Savings Credit Union	June 1/78	2,000,479.45	2,000,000.00	1	8.75
			<u>\$14,154,395.62</u>	<u>\$13,999,548.35</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
May 2	City of Vancouver 8.75%	Sept.30/88	\$US 250,000.00	100.00	\$US 250,000.00	10/4	8.75
5	City of Vancouver 6.00%	June 15/80	CAN 5,000.00	94.70	CAN 4,735.00	2/1	8.80
12	City of Vancouver 6.25%	Apr. 15/80	CAN 3,000.00	94.35	CAN 2,830.50	1/11	9.35
29	City of Vancouver 6.25%	Apr. 15/80	CAN 2,000.00	95.75	CAN 1,915.00	1/11	8.75
			<u>\$CAN 10,000.00</u>		<u>\$CAN 9,480.50</u>		
			<u>\$US 250,000.00</u>		<u>\$US 250,000.00</u>		

Clause #1 continued:

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
May 1	Canadian Imperial Bank of Commerce	Aug.31/78	\$CAN 2,981,422.47	\$CAN 2,900,000.00	122	8.40
18	Vancouver City Savings Credit Union	Aug.31/78	CAN 1,024,020.55	CAN 1,000,000.00	105	8.35
			CAN 4,005,443.02	CAN 3,900,000.00		
			\$CAN 4,015,443.02	\$CAN 3,909,480.50		
			\$US 250,000.00	\$US 250,000.00		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$49,622,797.28	\$48,316,841.20"

The Director of Finance recommends that the above transactions be approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Vancouver Art Gallery

The City Architect reports as follows:

"On March 7, 1978, City Council considered a report of the Standing Committee on Finance and Administration on the Vancouver Art Gallery and approved in principle the renovation of the present Provincial Courts Buildings at a cost of \$11 Million for a new Art Gallery, and retained Arthur Erickson, Architect, for the project.

Funds in the amount of \$2.6 Million from the Downtown Improvement Reserve and the proceeds of the sale of the present Art Gallery Building and site were allocated as the City contribution towards the total cost, the remainder being the responsibility of the Art Gallery to raise.

Council passed the following resolution in respect of the fund raising:

'(d) That the Art Gallery be requested to report to the Committee by July 1, 1978 on commitments received towards their fund raising efforts to permit Council to make a final decision at that time.'

The Art Gallery reports that because of political implications associated with a possible general election call, and the shortage of time, it is not possible to have a response from the various levels of Government and other organizations to the fund-raising requests until approximately mid-October.

It was noted in the report that since renovation costs were not certain and the fund raising proposal seemed optimistic, a decision to proceed with the project would have to be reconsidered if either the costs exceeded the estimates given or the fund raising did not come up to expectations.

Clause #2 continued:

In order to confirm the estimated renovation costs it was recommended that Contractors be invited to bid a guaranteed maximum (upset) price for the project on preliminary design drawings and specifications. The successful contractor would then provide cost information and advice on construction techniques during the detail design phase to ensure the project remains on budget. By these means, it was hoped to establish the maximum construction costs with a relatively small commitment in detail design time and Architectural fees, and Council authorized the City Architect to call for such tenders at a cost of \$60,000 in fees.

Preliminary design work by the Architects in the last few months has shown that it is very difficult to determine the nature and extent of some of the renovation work since there are options that can be exercised, each with implications for either the project cost or the program. It is now clear that to be able to call upon the experience and estimating capacity of a suitably qualified contractor during the preliminary design stage to assess and confirm the costs of alternative design or construction solutions is essential, if the initial design is to be within the budget cost. Accordingly, it is recommended that a contractor be selected to assist with the preliminary design.

It is recommended that the selection of this contractor be made from a short list of suitably qualified companies who would be invited to submit a proposal indicating the fees they would require and that the selection of the contractor be made on the basis of experience, qualifications and resources, and not necessarily solely on the lowest quoted fees.

Following discussions with the Architects it has been generally agreed that the following five firms would be suitable:

Stevenson Construction Co. Ltd.
H. Haebler Co. Ltd.
Halse-Martin Construction Co. Ltd.
Turnbull & Gale Construction Co. Ltd.
Van Construction Division of Van Vliet
Construction Co. Ltd.

At present it is proposed that the fees will form part of the total project cost and will be payable when Council confirms that the project will proceed and the total funding arrangements are known. If however, the project is abandoned, funds for payment of these fees may be required. The extent of this commitment will be known when the proposals are received from the Contractors.

It is recommended that:

- (a) The City Architect be authorized to request proposals from the five contracting firms as noted in the body of the report. The results of the proposal call to be reported to Council in order that one Contractor can be appointed to assist the design team during the preliminary design phase.
- (b) That the reporting of an upset price and fund-raising progress be delayed until mid-October."

The City Manager RECOMMENDS the foregoing recommendations of the City Architect be approved.

RECOMMENDATION AND CONSIDERATION

3. Revisions to Plumbing By-law No. 4068 -
Fees for Building Sewer Extension

The City Engineer reports as follows:

"The fees for sewer connections set forth in Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law were last amended in February 1976. Since that time the cost of installing these building sewer extensions has increased for the following reasons:

MANAGER'S REPORT, JULY 7, 1978 (FINANCE: A7-4)

Clause #3 continued:

- (a) increased labour costs and equipment rental rates.
- (b) significantly increased material costs.
- (c) increased cost of spoil disposal.
- (d) an increasing percentage of work involves streets with curb and gutter and permanent pavements with resultant increasing costs for excavation, back-filling and surface restoration.
- (e) an increasing number of underground utilities resulting in more difficult working conditions and slower progress.

The following tabulation summarizes current fees and recommended fees:

	<u>Item</u>	<u>Current Fee</u>	<u>Proposed Fee</u>
1.	One and two family dwelling sewer extension	\$ 1 200	\$ 1 250
2.	Building sewer extensions other than one or two family dwelling:		
	(a) 4-inch diameter	1 300	1 550
	(b) 6-inch diameter	1 700	2 050
	(c) 8-inch diameter	2 300	2 750
	(d) 10-inch diameter	2 800	3 350
	(e) 12-inch diameter	3 200	3 850
	(f) 15-inch diameter	3 500	4 250
	(g) manhole installation in conjunction with a building sewer extension	950	1 150
	(h) connections greater than 15-inch diameter	3 500 min.	4 250 min.
3.	New hub or wye on twin sewer	\$ 600	\$ 750
4.	New hub or wye on single sewer	200	250

The proposed fees for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee below cost for these connections.

Since December 1968, there have been connection fee increases in June 1970, August 1972, February 1975 and February 1976. The increase in fees from December 1968 up to August 1978 (9 years 8 months) represents an annual increase of approximately 15% (including the fees proposed in this report). The proposed fees represent an increase over the last fee increase in February 1976 (2 years 5 months ago) of approximately 20% (approximately 7½% per annum).

Section 1.4.16 (2) of the Plumbing By-law states that where a house has been connected to a septic tank and the owner arranges for connection to a new sewer installation within 12 months of being notified that a sewer is available the fee payable for such a connection is \$150. This fee was established in 1961 and was the same as the normal one/two family connection fee at that time. It is not considered appropriate to revise the fee up to the now recommended fee for a one/two family dwelling (\$1250) because in converting from septic tank to a normal sewer system the homeowner will be faced with certain costs in connecting from the septic tank system and bringing sewers to the property line. However, some increase in the fee could be considered appropriate in light of the current cost of sewer connections. Accordingly, it is suggested that this fee be established at 50% (\$625) of the fee for a one/two family connection. This item is put forward for Council's consideration.

MANAGER'S REPORT, JULY 7, 1978 (FINANCE: A7-5)

Clause #3 continued:

The City Engineer recommends that:

- A. Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No.4068 be approved in principle as follows:
- 1.4.16 (2) for \$1 200 substitute \$1 250
 - 1.4.16 (3) (a) for 1 300 substitute 1 550
 - (b) for 1 700 substitute 2 050
 - (c) for 2 300 substitute 2 750
 - (d) for 2 800 substitute 3 350
 - (e) for 3 200 substitute 3 850
 - (f) for 3 500 substitute 4 250
 - (g) for 950 substitute 1 150
 - (h) for 3 500 substitute 4 250
 - 1.4.20 (a) for \$ 600 substitute \$ 750
 - (b) for 200 substitute 250
- B. The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.
- C. The effective date of these By-law Revisions be August 21, 1978.
- D. Council consider increasing from \$150 to \$625 the fee payable where the building (house) has been connected to a septic tank and the owner arranges for a connection to a new sewer installation within 12 months of notification that the new sewer installation has been completed. If Council amends this fee the Director of Legal Services should be instructed to prepare the necessary amendment to Section 1.4.16 (2) of the Plumbing By-law."

The City Manager RECOMMENDS that recommendations A, B and C of the City Engineer's report be approved and submits recommendation D for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 470 & 471

Manager's Report, July 7, 1978 (Personnel: A8-1)

PERSONNEL MATTERS

RECOMMENDATION

1. Chief License Inspector

The City Manager reports as follows:

On May 23, 1978 the City Manager assigned to Ken Armstrong the title and duties of Chief License Inspector previously held by Dr. Bryson. His powers under the Charter include the granting and the summary suspension of all types of licenses.

After some experience with this arrangement, both Mr. Hebert, Acting Director of Permits and Licenses, and Mr. Armstrong now recommend a change to ensure that the statutory duties of the position can be exercised at all times, even while one of them is on vacation.

I RECOMMEND that, effective July 12:

- a) the Acting Director of Permits and Licenses be appointed Chief License Inspector
- b) Mr. K. D. Armstrong be appointed Deputy Chief License Inspector, with authority to carry out all the duties of the Chief License Inspector when the latter is absent.

FOR COUNCIL ACTION SEE PAGE(S) 471

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - 270 Terminal Avenue
Fontile Corporation Limited

The Supervisor of Properties reports as follows:

"City Council on December 19, 1967 approved a lease to Fontile Corporation Limited of 270 Terminal Avenue for a period of twenty years, with a rental review every five years.

Following negotiations, the lessee has agreed to a rental increase from \$1,625.00 per month plus taxes, to \$2,315.00 per month plus taxes, commencing January 1, 1978. All other lease terms and conditions to remain the same.

Therefore it is recommended that effective January 1, 1978, the rental be increased to \$2,315.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent to Mortgage of Lease -
Beach House Restaurant

The Supervisor of Properties reports as follows:

"Mozart Catering Ltd. leases the Sports Tearoom (Beach House Restaurant), in Stanley Park, from the City of Vancouver for a period of five years commencing February 1, 1977, and ending January 31, 1982.

Application has been received from the lawyers acting on behalf of Mozart Catering Ltd. for consent to mortgage said Lease by way of sublease. (Mozart Catering Ltd. have raised financing by way of a mortgage to the Federal Business Development Bank, who have taken a debenture along with the mortgage of the Lease between Mozart Catering Ltd. and the City of Vancouver).

It is recommended that the City consent to mortgage of this Lease subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. City-owned Lot to be conveyed to adjacent owner -
North Side of 49th Avenue between Fraser and St. George Streets

The Supervisor of Properties reports as follows:-

"The property legally described as Lot 26 except East 34 feet, Blocks 4 - 6, D.L. 649, Plan 2236 situated on the north side of 49th Avenue between Fraser and St. George Streets was acquired by the City by Tax Sale in 1943 at a cost of \$20.54.

This property has been reserved from sale because of a suspected survey fault in the block. Although various plans showed the width of this property to be approximately, 4.4 feet., it remained to be determined by survey as to whether or not this property existed on the ground.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 2)

Clause No. 3 continued:

The matter has now been resolved by the City Surveyor who has conducted the necessary survey.

The City Surveyor advises that the City lot is virtually non-existent with a width of 0.10 feet on 49th Avenue and 0.02 feet at the lane. To resolve and clear up the survey fault, he has recommended that the City convey the City property to the owner of East 3/4 feet of Lot 26 Blocks 4-6, D.L. 649 for consolidation.

Following discussions, the sons, acting for their mother who owns the East 3/4 feet of Lot 26 have advised that she will co-operate with the City on the basis that the conveyance and related work will be completed at no cost to her.

It is noted that there is a local improvement charge levied against the City property. Prior to conveyance of this property, this charge should be commuted at a cost of \$21.59.

Recommended that City-owned Lot 26 except East 3/4 feet Blocks 4-6, D.L. 649 be conveyed at no cost to the owner of East 3/4 feet of Lot 26, Block 4-6, D.L. 649 for consolidation into one site and that the local improvement charge presently levied against the City be commuted, the cost to be charged to account code #7090/942. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Acquisition of School Site at
13th Avenue and Victoria Drive
Boat Day Care Centre Property

The Supervisor of Properties reports as follows:

"On May 30, 1978 City Council approved the recommendations of the Standing Committee on Community Services report dated May 18, 1978 which recommended:

- 'A THAT the Supervisor of Properties negotiate with the Vancouver School Board to acquire the three properties upon which the Boat Daycare Centre is situated at 2948 Victoria Drive, with report to City Council.
- B THAT it be recommended to the Property Endowment Fund Board that the three properties be acquired with Property Endowment Fund monies, on the basis that they appear to be a reasonable investment.'

The School Board made an offer to return the lots to the City for the price paid in February 1975 of \$31,400.00 plus interest at 7%. Accordingly, agreement has been reached with the School Board that the purchase price as at May 31, 1978 for the above three lots will be \$48,281.06 with interest payable by the City at the rate of \$9.04 per diem from June 1st, 1978.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 3)

Clause No. 4 continued:

As this price is considered to be advantageous to the City, the Supervisor of Properties recommends that Lots 9 to 11 of A, Block 168, D.L. 264, be purchased from the School Board for the sum of \$48,281.06 plus \$9.04 per diem until the account is paid. The Property Endowment Fund Board has agreed to purchase this property, and it is recommended that funds be provided from P.E.F. account 5927/9820."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of Various City-owned Properties

The Supervisor of Properties reports as follows:

" On the instructions of City Council for Item 1 following, and under the authority of the Property Endowment Fund Board with respect to Items 2 and 3 following, tenders were called for the purchase of the described properties on June 6, 1978 and were opened in public on June 26, 1978 at 9:30 A.M.

After considering all offers received, it is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

- a) Site at the South-east Corner of 12th Avenue and St. Catherines Street, composed of Lots 1, 2 and 3, Subdivision A, Block 173, D.L. 264A, Plans 501 and 1771 - Zoned RT-2 (Two family dwelling district)

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>CONDITIONS</u>
Paragon Homes Ltd.	Lot 1: 33' X 122'	\$38,700.00 on City terms.	Bulkhead agreement required - lot below street level.
	Lot 2: 33' X 122'	\$38,600.00 on City terms.	
	Lot 3: 33' X 122'	\$38,600.00 on City terms.	

- b) South half of Lot 33, Block 9, D.L. 320, Plan 3720
- East side Crown Street North of 46th Avenue
- Zoned RS-1

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>CONDITIONS</u>
Aaron and Molly Tenenbaum	33' X 123'	\$51,100.00 Cash	Bulkhead agreement required - lot above street level.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 4)

Clause No. 5 continued:

- c) Lot A of 83 to 85; and Lot A of 86 to 88; both in Block 172, D.L. 264A, Plans 1313, 4094 and 1771
 - West side of Clark Drive South of 14th Avenue
 - Zoned RT-2 (Two family dwelling district)

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>CONDITIONS</u>
Paragon Homes Ltd.	Lot A of 83 to 85: 26' X 122'	\$25,450.00 on City terms.	Bulkhead agreement required- both lots above street level.

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>CONDITIONS</u>
	Lot A of 86 to 88: 25' X 131'	\$25,350.00 on City terms	" "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. (A) Tender Calls for Sale and Leasing of City Lands
 (B) Readvertising for lease properties in Block 130,
Jericho/Locarno

The Supervisor of Properties reports as follows:

"City Council on June 13, 1978, IN CAMERA, when considering a report concerning the results of calling for tenders for lease of properties in the Jericho/Locarno area, recommended that no further action be taken to dispose of the remaining City-owned properties in Block 130 pending a report on City policy on disposal of City lands.

The report submitted at that time contained a brief description of the existing procedures which are followed when tenders are called for on City-owned lands and which came into effect by the Resolution of Council in 1962, and the various sections of the Administrative Manual produced in 1967 - 1968. The following report expands on those procedures. It is emphasized however that these are followed for tender calls. There are instances of direct sales to owners of abutting lands for business expansion, to eliminate encroachments, and other reasons; and to Governments and Societies for housing, community buildings, etc. Tenders are not called for in such instances.

Except where Council recommends a direct sale, the existing procedure is to call for tenders on City lands not required for civic purposes, by placing an advertisement in each of the local newspapers. Signs are also posted on the properties. The properties are advertised on the first Tuesday of any month, with tenders being opened in public, usually three weeks later. (A longer period is given in some cases, e.g. the Locarno/Jericho lands tender call allowed 8 weeks to permit interested parties

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 5)

Clause No. 6 continued:

to look into the financing situation). Interested parties are provided with information brochures giving location; size; general tendering procedures; any conditions of sale which may apply, such as easement requirements, options to re-purchase, restrictive covenants, development time or limitations, etc; terms acceptable to the City (5% deposit with bid, one-quarter down and balance in 6, 12, and 18 months at current interest rate as set by the Director of Finance); and also any known problems or requirements concerning the land, such as unstable soil conditions, bulkhead support, etc. Prospective bidders are required to use the tender forms provided and both the brochure and the tender form state that the highest, or any offer, is not necessarily accepted.

In the period between the placing of the advertisement and the opening of tenders, an in-house appraisal is carried out by the Supervisor of Properties and if the land has either a substantial value, (in excess of \$200,000.) or there is some question as to the market value of the land because of various factors, a consultant is hired to provide a separate appraisal opinion of the market value of the fee simple or lease value. The appraisal is on hand before bids are opened in public. The appraisal value is not made known to the public, although information is given out on recent City sales of similar lands when available.

Where an offer is very close to the undisclosed estimated value or higher, it is recommended to Council for acceptance. Only the net amount coming to the City is considered when reviewing offers. Any commission payable to real estate companies is discounted.

Where none of the offers are within an acceptable range of the estimated value, then the parties are notified and are advised that further offers may be submitted directly to the Supervisor of Properties. These offers are held, unopened, until 5:00 p.m. Friday of each week until an acceptable offer is made. When an acceptable offer has been submitted, the property is immediately taken off the market and no further bids are accepted. The offer is then recommended to Council for acceptance. If the property remains unsold after a period of approximately six months, a review of the estimated value is usually undertaken and adjusted if necessary and the property re-advertised. Information on amounts turned down is provided upon request.

In the case of identical, acceptable bids, each bidder is notified and asked to submit a further bid. If the bids again are identical, the same procedure is followed. If the amounts bid are identical but one offer is cash and one is on terms, the cash offer is recommended for acceptance.

The procedure of accepting bids in the Properties Division on those properties not disposed of at the public opening, provides a setting for negotiations between the prospective purchasers and the Properties Division as to the opinions of value by either party. If the prospective purchaser is able to prove conclusively that the City's opinion of market value cannot be reasonably supported, then the next step taken is to review the appraisals and re-advertise the property on the open market. In this manner, everyone still interested can have another opportunity to submit a new bid. In any event, if the land remains unsold, it is again placed on the market usually within six months.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 6)

Clause No. 6 continued:

In the matter of advertising on an upset price basis, there is an advantage to the bidder in that there is no doubt about the minimum price the City will accept; however, this could lead the developers and other interested parties or groups not bidding on a soft market, in which event, the upset price would become the fixed sale price. The moral obligation may be upon the City to sell at the upset price or withdraw the offer for sale, or the City's actions may be open to criticism.

In this situation, a developer could bring a prospective client to purchase the City land at a fixed price, and the builder would develop it according to the client's specification. This would eliminate the builder's capital and holding costs and may lead to a package situation put together either by the builder or his client based upon a known land price. In this situation, the City would be acting as an agent for the builder.

There are presently some residential lots which have been advertised and not sold and, therefore, are still available "over the counter". These are open for discussion and negotiation leading to further bids which could be acceptable in relation to the estimated market value for recommendation to Council for approval.

The present system of advertising with an undisclosed estimate of market value eliminates the foregoing problems. The opportunity for negotiation over-the-counter has proven to be a successful method of handling further offers. The bidder, if still interested, is aware that his initial bid was too low and is prepared to raise his subsequent offer. This has, in many cases, produced a price more commensurate with the appraisal, and has not, in the past numerous years of operation, created any major problems between the City and the marketplace.

Other municipalities in the Lower Mainland are governed largely by the Municipal Act whereas the City, under its own Charter, can set up procedures by Council Resolution. Out of six municipalities in the Lower Mainland, four advertise with a fixed price and two advertise with an undisclosed price. The last two then either negotiate after tender openings for sale or lease of the lands or re-advertise.

Private real estate industry advertises with a price which is sometimes stated, but usually not fixed and negotiations are carried out according to the individual offers. This, in effect, is the same procedure the City is using at the present time except that the down payment, interest rate and term is fixed beforehand.

In view of the foregoing, the Supervisor of Properties recommends that the existing procedures, as described above, be confirmed by City Council, and in particular, the following specific items:

- a) That where City-owned lands are offered for sale or long term lease, tenders be called for through advertisements in the local newspapers, with an undisclosed estimate of market value being prepared prior to public opening of bids.
- b) That where bids are considered by the Supervisor of Properties to be representative of the estimated market value, that the offers be immediately recommended to City Council for acceptance.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 7)

Clause No. 6 continued:

- c) That where, in the opinion of the Supervisor of Properties, no acceptable offer has been submitted in relation to the estimate of market value, all bidders be informed that the City will entertain subsequent offers over the counter on the basis of sealed envelopes to be opened at the end of each working week, Friday, 5:00 p.m.
- d) Where land has not been sold, after a period of six months, it be re-appraised and re-advertised.

And further recommends:

- e) That the lots in Block 130 for which bids did not meet the foregoing standards, be re-advertised for lease.

It is noted that under this system, the results have been highly satisfactory from an operational aspect with the cost of sales being minimal and there has not been any ongoing controversy or criticism of these procedures."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Reassignment of Lease - City-owned lot -
South of First Avenue between Ontario and Quebec Streets

The Supervisor of Properties reports as follows:

"City-owned Lot 4, Block E, D.L. 200A and of Lot 2, D.L. 2037, and Portion of Parcel A, D.L. 2037 is located at the south-east end of False Creek. This property comprises an area of 3.26 acres, zoned M-2, Heavy Industrial District, leased to City Construction Co. Ltd. for 21 years expiring November 30, 1995. This lease was subsequently assigned to Ashland Oil Canada Limited on October 1, 1971.

An application has now been received from the Solicitors acting for Ashland Oil Canada Limited requesting the City's consent to assign the lease to W3 Holdings Ltd.

On December 16, 1975, Council approved a policy for the purposes of planning the east end of False Creek which provided for a major pedestrian link around the waterfront to be negotiated as a desirable feature on a lease-by-lease basis. Accordingly, discussions have been held with the Solicitor acting for W3 Holdings Ltd. to provide a right-of-way for a pedestrian walkway along the waterfront. As a result, W3 Holdings Ltd. has submitted a letter agreeing to enter into a right-of-way agreement for the pedestrian walkway on the following basis:

- a) the date for development of the 20 foot right of way to be determined by the City;
- b) the right-of-way to be located along the foreshore except where the loading ramp wharf is located where the right-of-way will be located south of the wharf,
- c) an adjustment in the rental when the right-of-way is open.

cont'd.....

MANAGER'S REPORT, JULY 7, 1978 (PROPERTIES: A9 - 8)

Clause No. 7 continued:

- d) the right-of-way to be opened to the public at all times except when the lessee is moving material through the wharf when the right-of-way is to be closed for the protection of the public and provided that prior consent of the City is obtained if the right of way is to be closed for an extended period.

Therefore, it is recommended that the request to assign the lease from Ashland Oil Canada Limited to W3 Holdings Limited be approved subject to W3 Holdings Ltd. entering into a right-of-way agreement for a 20 foot pedestrian walkway along the foreshore, on the foregoing basis, the agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 472

B

MANAGER'S REPORT

July 5, 1978

TO: Vancouver City Council

SUBJECT: TRADE AND CONVENTION CENTRE

CLASSIFICATION: Recommendation

On June 27, Council approved the creation of a task force and steering committee, whose composition is to be submitted to Council on July 11.

Council also deferred a motion of Alderman Marzari on a City cost-benefit analysis.

Subsequently, the Mayor and City Manager had a discussion in Victoria with Ministers Don Phillips and Grace McCarthy, their staffs, and representatives of DREE.

They also discussed the task force with a representative of the Board of Trade, with Mr. Sutcliffe and with City department heads.

From these discussions, the City Manager recommends the following mechanism for the task force.

1) STRUCTURE

There shall be a Steering Committee which will meet at frequent regular intervals with a Project Director who will be responsible for the investigation and will direct the actions of a working staff.

2) The STEERING COMMITTEE shall consist of five parties (or about 10 persons)

- i) The City of Vancouver: representatives of Director of Finance, Director of Planning, City Engineer and the Director of Social Planning.
- ii) The Province: representatives of the Minister of Economic Development and of the Provincial Secretary.
- iii) The Federal Government: representatives of Minister of Trade and Commerce and Minister of Regional Economic Expansion.
- iv) The National Harbours Board: representative of Port Manager.
- v) The Business community: representative of Board of Trade.

Most of the parties have agreed to participate and have named representatives who will be senior officials with technical knowledge useful to the evaluation. Representatives of each party will also be responsible for getting directions from their respective elected people regarding the work of the task force, and for forwarding to the politicians the interim and final reports of the task force with any additional comments they may wish to make.

The functions of the Steering Committee will include:

- a) Acting as a resource to the Project Director who will call on the parties,
 - for any reports or data in their possession;
 - for staff assistance in carrying out phases of the work;

--(through the Mayor) for financial contributions to the cost of consultants required by the Project Director.
- b) To participate in the preparation of the detailed terms of reference of the task force and the specific questions that require investigation.
- c) To advise the Project Director on possible approaches for the investigation, and on available resources.
- d) To review with the Project Director preliminary and final results of the investigations.
- e) To report results to the respective political bodies with additional comments if required.

The Steering Committee will guide the work through advice to the Project Director. The Project Director will consider both majority and minority opinions of the Committee. There will be no need for formal votes within the Committee, and hence the exact number of representatives of each party is not an issue.

When reporting to City Council, as in (e) above, the City staff representatives will be free to add their own comments and to disagree, if necessary, with some of the conclusions of the Project Director. In view of this, City staff do not feel it is necessary to launch a separate City-sponsored cost-benefit analysis, as suggested by Alderman Marzari's motion.

- 3) The PROJECT DIRECTOR will schedule and chair meetings of the Steering Committee. In consultation with the Committee, he is responsible for the scheduling and the execution of all phases of the investigation; including
- the refining of the terms of reference of the investigation;
 - the assigning of specific tasks to staff made available by the five parties;
 - seeking advice from other parties, within City Hall or outside (e.g. Convention Bureau, Hotel industry);
 - the appointment (within an established budget) of consultants, as needed;
 - the negotiations with related parties (e.g. Marathon);
 - the writing of reports, discussions of them by the Steering Committee and presentations to the sponsoring bodies (City, Province, etc.)

3) THE WORKING GROUP

As set out above, the work of the task force, directed by the Project Director, will be carried out as follows:

- by the Project Director himself;
- by staff seconded to the Project Director from the parties;
- by assigning facets of the investigation to operating departments of any of the parties (e.g. City Engineering, re: design of approach streets);
- by consultants appointed by the Project Director.

4) BUDGET

It is expected that most of the costs will be absorbed by participating parties (e.g. seconded staff, meetings of Steering Committee, office space and support.) How much extra money will be needed cannot be determined until it is known what consultants are required. Further, the City's contribution depends on negotiations for sharing the budget with the other parties.

In order to expedite the work of the task force and pending a report on the budget and on cost-sharing, it is recommended that up to \$15,000 of Contingency Reserves be allocated to the work of the task force.

The City Manager RECOMMENDS:

- A) That Council accept the structure of the task force, and the functions of the Steering Committee and Project Director, as described above.
- B) That Council endorse the composition of the 5-party Steering Committee as set out above.
- C) That Council approve the allocation of \$15,000 of Contingency funds towards the budget of the task force, with a report back to Council on the total budget and its cost sharing.
- D) That the Mayor be requested to negotiate cost-sharing of the costs of the task force with participating parties.
- E) That Council not initiate a parallel independent City cost-benefit study, which had been suggested in Alderman Marzari's deferred motion.

FOR COUNCIL ACTION SEE PAGE(S) 472¹ 473

C

July 7, 1978

TO: Vancouver City Council

SUBJECT: Chinatown Historic Area Streetscape Improvement Project
Provincial Government Financial Assistance

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" 1. BACKGROUND

On May 30, 1978, City Council considered a report on the above subject, and approved the following motion:

"THAT this report of the City Manager dated May 28, 1978, be referred to the Heritage Advisory Committee to meet with the Chinatown Historic Area Planning Committee to prepare a satisfactory proposal."

Accordingly a joint meeting of the two committees noted above was held on Monday, June 26, 1978. Prior to the meeting, the Heritage Advisory Committee was provided with additional financial and background information to the above project, and the reasons for requesting financial assistance from Senior Governments. This information is attached as Appendix 'A'.

The use of Provincial Heritage Trust Funds as a possible source of funding for this project was also discussed at the joint meeting of the two committees.

Following discussion, the following motion was unanimously approved:

"THAT the Heritage Advisory Committee endorses the City's application for Senior Government funding for the Chinatown Historic Area Streetscape Improvement Project."

It should be noted that prior to this meeting of the two committees, the Chinatown Historic Area Planning Committee (CHAPC) had discussed the matter of Senior Government Assistance at its regular meeting on June 14, 1978.

At that meeting, the CHAPC reaffirmed its unanimous support for requesting Senior Government assistance for the project, and also recommended that the support of the Vancouver Heritage Advisory Committee be obtained for this application.

2. APPLICATION FOR FUNDING

The request for Provincial Government funding for the Chinatown project is being made partly on the basis that considerable assistance has already been made available to Gastown projects in the past (Provincial contribution = \$105,000), but more importantly for the following reasons (see Appendix 'A', Section (E) for a more detailed analysis):

A. Investment Benefits

At the present time, over \$13 million worth of public and private investment is planned for the area. Considering also the area's value to tourism in general, a relatively small investment by the public sector in badly needed streetscape improvements, will help to ensure the continued viability and economic well-being of the Chinatown Historic Area.

This infusion of public funds and the resultant higher level of investment in the area and general property values, eventually should more than repay both the City and Senior Governments with increased tax revenues.

B. Heritage Restoration

Certain aspects of the project design proposals are "heritage" restoration work, with significant additional costs compared to standard City streetwork items.

- 2 -

Actual costs attributed to these features are:

Restoration of granite curbing	\$ 55,000
Granite setts paving	\$ 15,000
Special corner lighting	<u>\$110,000</u>
TOTAL COSTS	\$180,000

C. Economic Compensation

The Chinatown Historic Area was designated by the Province in 1971, without any consideration of compensation to affected property owners.

Considering the precedent of Provincial assistance to Gastown, the higher costs of maintaining historically-designated properties compared to other areas of the City, Chinatown property owners feel that they should be assisted with these responsibilities by special Senior Government and City assistance with streetscape improvement projects, particularly as these benefit not only the local area, but City and Provincial interests as well.

Therefore, based on the reasons noted above, and the level of Provincial assistance made available in the past for Gastown projects, a comparable amount of at least \$150,000 would seem to be justified for the Chinatown project. Possible sources of funding could include the Heritage Trust Fund, Ministry of Housing and Municipal Affairs, and the Ministry of Travel and Tourism.

The Director of Planning recommends:

- A. THAT City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project, and
- B. THAT the application for funding, in the amount of at least \$150,000 be re-submitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate. "

The City Manager wishes to bring to Council's attention the figures and statements in Appendix A

- The project will have to be reduced in scope to bring the total cost to \$700,000
- Even with that reduction and a Provincial grant, cost sharing with the merchants has to be negotiated.

If the Province agrees to a grant, there will be a further report to Council in September covering the above points and also anticipated maintenance costs.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 415

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

JUNE 22, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 22, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item are unanimous.

RECOMMENDATION

1. University Women's Club of Vancouver - Grant Request

The Committee had before it for consideration a Manager's report dated May 25, 1978, in which the Director of Social Planning reported as follows:

" The University Women's Club of Vancouver is requesting a civic grant in the amount of \$5,000.

Social Planning staff have met with representatives from the University Women's Club of Vancouver located at 1489 McRae Avenue. The nature of the request has been reviewed and it is the opinion of the Director of Social Planning that this organization does not meet the guidelines or criteria approved by City Council for either a cultural or community service grant.

Therefore, the Director of Social Planning recommends no grant. "

Also before the Committee was a letter dated January 30, 1978 (copy on file in the City Clerk's Office) from the President of the University Women's Club setting forth the wide variety of functions which are held by the club at Hycroft, a heritage building which the club continues to maintain. The letter noted that the club had received a grant of \$5,000.00 in each of the past three years from the City.

Appearing before the Committee on this matter was a representative of the University Women's Club and a representative from the Social Planning Department.

The representative from the Club distributed to Committee members copies of a letter dated June 16, 1978 from Gordon, Spratt & Associates, consulting engineers, which listed \$47,000.00 worth of various upgrading and maintenance works required at Hycroft, and the spokesman for the Club indicated that they intend to meet these expenses through their own fund raising activities but are applying for a \$5,000.00 grant from the City to assist them.

Continued

Clause No. 1 Continued

During consideration the Committee noted that it was the opinion of the Director of Social Planning that the organization does not meet the guidelines or criteria approved by Council for either a cultural or community service grant, but the Committee felt the organization does deserve some City assistance.

Following discussion, it was

RECOMMENDED

THAT Council approve a \$5,000.00 grant for 1978 to the University Women's Club of Vancouver, funds to come from the City's cultural grants budget.

2. Liquor Permit Application -
 1523 Davie Street (Hy's Mansion Restaurant)

The Committee had before it for consideration a Manager's report dated June 8, 1978, on the application of Dominion Construction Co. Ltd. for Development Permit Application No. 79973 to use the existing building at 1523 Davie Street as a restaurant, including a holding bar, on the main floor.

In the Manager's report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been submitted by Dominion Construction Co. Ltd. for Hy's Restaurant Ltd., to use the existing building as a restaurant, including a 'holding bar' on the main floor.

This development is located on the northwest corner of Davie Street and Nicola Street in the West End. The building is the Gabriola Mansion, located in a mixed commercial and residential area. The building has been classified as a category "A" Heritage Building, and the site was recently rezoned from RM-4A to WED, permitting the 'commercial use (eg: restaurant) in designated "A" Heritage Buildings'.

The proposed holding bar will have an assembly area of 840 sq. ft. (7% of the total area of the restaurant). The drawings submitted with the application indicate a seating capacity in the dining area of 162 persons. The Provincial Liquor Act regulations permit a maximum seating capacity in the holding bar of 40 persons (25% of the dining area seating capacity).

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Development Permit Board approved this application, subject to a number of conditions, one of which was that prior to the issuance of the Development Permit:

"the proposed holding bar is to be first approved by City Council".

Appearing before the Committee on this matter was a representative from the Planning Department.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79973 to Dominion Construction Co. Ltd. to establish a restaurant with holding bar at 1523 Davie Street.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 22, 1978

(I-3)

3. Hotel Vancouver - Progress Towards
 Compliance with Fire By-law

In accordance with Council's approval of a Committee recommendation earlier this year requiring monthly progress reports on the Hotel Vancouver's work towards compliance with the City Fire By-law, the Committee had before it for consideration, a Manager's report dated June 12, 1978 (copy circulated) in which the Fire Chief provided progress report number four on the status of upgrading work at the Hotel Vancouver. The report concluded that the Fire Chief is satisfied with the progress being maintained by the hotel management.

Representatives of the Fire Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 12, 1978, on the status of upgrading work at the Hotel Vancouver to meet the City Fire By-law, be received.

4. Request for Reduction of Land Costs at
 Foster-Euclid Housing Development

The Committee had before it for consideration a Manager's report dated June 20, 1978 (copy circulated) in which the Supervisor of Properties reported on a letter dated June 7, 1978 from the Greater Vancouver Regional District requesting a reduction in the lease value of City property the Greater Vancouver Housing Corporation wishes to use for family housing.

In the report, the Supervisor of Properties recommended the land lease value per unit be confirmed at the previously agreed to \$7,333.33 per unit, for a total value of \$242,000.00 for the 33 units approved for the Foster-Euclid site.

It was noted that the Greater Vancouver Regional District, in its letter, requested a reduction of the land cost from the \$7,333.33 figure per unit to \$6,000.00 per unit because of soil problems encountered at the site which will require the removal of all poor material and filling with gravel or the installation of wood pilings and concrete grade beams to permit construction.

A representative of the Greater Vancouver Housing Corporation and a spokesman for the Supervisor of Properties appeared before the Committee on this matter, each speaking to their particular point of view - the Housing Corporation representative urging reduction of the lease value per unit and the Properties Division spokesman urging retention of the previously agreed to lease value.

The Deputy City Manager noted there was no indication from the Housing Corporation that it could not proceed on the basis of the earlier agreed to value and that the Housing Corporation is merely endeavouring to get a better deal from the City. The Housing Corporation representative indicated that the Corporation was not aware of the costs of rectifying the soil conditions when it agreed to the earlier price.

Continued

Report to Council
Standing Committee of Council on Community Services
June 22, 1978

(I-4)

Clause No. 4 Continued

The spokesman for the Supervisor of Properties pointed out that the subject property comprises a total of 19 lots which, on the open market, would be valued at close to \$30,000.00 each, or a total potential return to the City of \$600,000.00, and the previously agreed to arrangement with the Housing Corporation would net the City \$242,000.00.

During discussion, the Committee felt that it could recommend some relief for the Housing Corporation but not the full reduction which the Housing Corporation is seeking; that it should recommend a reduction of approximately half the requested reduction of \$1,333.33 per unit or \$650.00 per unit, or a total reduction of \$21,450.00 on a previously agreed value of \$242,000.

Following discussion, it was

RECOMMENDED

THAT Council approve a reduction in the land lease of \$650.00 per unit for the 33-unit family housing development proposed by the Greater Vancouver Housing Corporation at the Foster-Euclid site, such reduction providing a total value of \$220,550.00.

(Ald. Ford opposed.)

The meeting adjourned at approximately 2:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 476 & 478

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 22, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 22, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Public Access to Vancouver's Waterfront

The Committee considered an information report of the City Manager dated June 13, 1978 (copy circulated). Mr. R. Youngberg, Associate Director Area Planning, advised that as a result of meetings of the Waterfront Sub-Committee the Planning Department has prepared material which summarizes the present status of public access to Vancouver's waterfront, Council's present policy to maintain and improve the existing recreational amenities and to encourage additional public access to the waterfront, and potential opportunities for development of these public amenities.

The most significant opportunities for future public access are:

i) Short Term

- Viewing platforms or mini-parks at additional street ends on the Fraser River.
- Development of city-owned land just east of Angus Drive in conjunction with the Marpole Area Planning Committee.
- Endeavour to acquire the 8-acre parcel just west of Angus Drive (owned by Steele Bros., option to purchase by Horner Developments).
- Acquisition, west portion of Celtic Island parcel from B. C. Packers.
- Negotiation of easements from private owners, including the Musqueam Band, for a trail system between Angus Drive and the University Endowment Lands Foreshore Park.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 22, 1978

(II-2)

Clause No. 1 continued:

- Development of park reserve on Musqueam lands, at foot of Salish Drive.
- Temporary public viewing area on the city-owned Sterling Shipyard site, depending on City Engineering needs.

ii) Long Term

- Acquisition, or negotiation of easements, on the easterly portion of False Creek to provide continuous walkway.
- Waterfront walkway in the Central Waterfront Area.
- New parks in False Creek and Central Waterfront areas provided through redevelopment activity.
- Negotiations with industrial users on both the Fraser River and East Waterfront to provide public viewing areas. In particular, the proposed redevelopment of Terminal Dock by the N.H.B. could include public amenities.

Mr. Youngberg advised that an estimated \$11.5 million (including \$4.5 million for Harbour Park) has been spent by the City for the past five years on waterfront development. There is \$57,000 remaining in a fund contributed by the North Fraser Harbour Commission for future developments along the Fraser River, however, this money cannot be utilized without matching City funds.

A member of the Burnaby Planning Department made a detailed presentation to the Waterfront Sub-Committee on Burnaby's experience and actions (copy on file in the City Clerk's office). Since 1972 Burnaby has been pursuing a major commitment to providing public access to its waterfront areas in both Burrard Inlet and the Fraser River.

Mr. Youngberg noted that the Planning Department's 1978 work program does not include significant work on exploring the opportunities which exist for increasing public access to the waterfront. When Council is reviewing the work program later in the year it may adjust the work program to include more extensive work in this area.

Mr. E. Martin, Projects Engineer, advised that in the Waterfront Sub-Committee meetings the Engineering Department supported points of access to the waterfronts for pedestrians and vehicles. It was also pointed out that when the City is considering recreational opportunities along the waterfront, the sewer system problems that might arise from locations near sewer outfalls should be closely examined. Despite the fact that the City and the G.V.S.D.D. carry out extensive maintenance programs and control operation of the system to ensure the least number of discharges of sewage, malfunctions cannot be avoided. The predominance of rainfall contributes to a considerable number of combined sewage discharges to receiving waters.

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 22, 1978

(II-3)

Clause No. 1 continued:

Mrs. A. Pigott, Save the Entrance to Stanley Park Committee, stated that the organization would like to see the fill at Harbour Park dredged out with the costs of removing the fill being recouped by the sale of the material. She urged the Committee not to go ahead with any winter works projects to construct a seawall that would lock the filled material in.

It was suggested that Alderman Kennedy, Council's representative on the Fraser River Recreation Committee, should pursue the question of a viewing platform or mini-park at the Jellicoe street-end with the Recreation Committee and report back. An updated report on the street-end was requested from the Planning Department.

RECOMMENDED

- A. THAT the report of the City Manager dated June 13, 1978 be received.
 - B. THAT the Director of Planning prepare a report on the current status of the Jellicoe street-end.
 - C. THAT Alderman Kennedy, as Council's representative on the Fraser River Recreation Committee, pursue the matter of a viewing platform at the Jellicoe street-end with the Committee and report back.
2. Log Booming in False Creek - Request by Bay Forest Products Ltd. for Lease Extension

The Committee considered a report of the City Manager dated May 23, 1978 (copy circulated) in which the Director of Planning provides information on the current log booming situation in False Creek and outlines options to advise the Department of the Environment on Bay Forest Products' request for a ten year renewal of a lease for a 12 acre water lot in False Creek to use for log storage purposes. The Department of the Environment is seeking the City's advice as to whether renewal of the lease will be in sympathy with the City's planning and management objectives for False Creek.

Mr. L. Coe, Central Area Planning, advised that Bay Forest Products Ltd. have applied for an extension of the lease expiring September, 1988. In 1972 Council adopted a recommendation of the Special Council Committee on False Creek that log booming storage west of Connaught Bridge should be discontinued immediately and log booming east of Connaught Bridge should be discontinued as soon as practical. This statement forms part of the Official Development Plan By-law for False Creek adopted by Council in 1974 after a public hearing.

The report states that the existence of log booms does consequently affect water quality in an inlet such as False Creek where tidal flushing action is limited and as there is no significant flow of fresh water into the head of the inlet, these effects are likely to be greater than elsewhere.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 22, 1978

(II-4)

Clause No. 2 continued:

At present the City is encouraging compatible industries to remain in or move into Vancouver City. The City is also striving to provide or retain jobs within the City. Although Bay Forest Products does create some environmental problems, it is important to weigh these against the employment it provides.

A proposal for a substantial redevelopment of False Creek's north shore has recently been presented to City Council. This concept proposes a large multi-purpose stadium on the location of the present Bay Forest Products mill site. The viability of this proposal is still under study and there are many major questions to be answered. The results of further review of this study may be ready for discussion later this year.

There has also been a preliminary development permit application submitted for a 400 berth marina in the same area as the log booming area presently in question. Although the concept has merit, the Planning Department could not recommend approval at this time as it does not meet the design guidelines with respect to number of boats, etc.

Mr. Coe advised that the courses of action open to the City in advising the Provincial authorities are as follows:

- (i) The City could request that the subject water lot lease be terminated as of September, 1978.
- (ii) A lease extension could be granted for a part of the present 12-acre water area. This would provide an option for alternative water use in the remaining area.
- (iii) An extension for one year could be granted and be subjected to annual reviews in subsequent years. This would enable the City to keep all options open.
- (iv) An extension for five years, this representing a reasonable time within which to re-establish the objectives for redevelopment of False Creek's north shore, could be granted.
- (v) An extension for five years plus option for additional five years, subject to review.
- (vi) An extension for ten years, this being the time requested by Bay Forest Products Ltd., could be granted.

In the report, the False Creek Development Consultant advised that since it is desirable to maintain employment, the lease for the log boom for Bay Forest Products Ltd. could be continued. An extension for one year should be granted subject to annual reviews, with the intention that the lease be terminated when Area 2 development is commenced in such a manner as to be affected by the subject water lease.

Mr. W. Curtis, City Engineer, advised that he supports the Planning Department in granting an extension for five years plus an option for an additional five years subject to review.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 22, 1978

(II-5)

Clause No. 2 continued:

The City Manager recommended that an extension be granted for five years subject to review in 1983 with a condition stipulating that the lease may be terminated if and when Area 2 development is commenced in such a manner as to be affected by the log booming.

Mr. R. Neal, Bay Forest Products Ltd., submitted a brief (on file in the City Clerk's office) to the Committee. The brief concludes with:

"Strong evidence has been presented demonstrating the importance of the water licence area to the operations of Bay Forest Products Ltd. Loss of the licence of occupation would substantially increase annual operating costs and during adverse economic conditions in the lumber market might force closure of the plant.

Evidence has also been presented to show that the presence of log booms on the north shore of False Creek to the west of the former fireboat moorage is not damaging the environment and is not incompatible with other development.

Since the licence can be terminated on short notice at the discretion of the Provincial Government, the renewal of the licence at this time in no way restricts the City's power to require the removal of the log booms at some future date if warranted by proper and justified considerations.

Thus for the above reasons Bay Forest Products Ltd. seeks the support of the City for its application to renew the licence of occupation."

Mr. Neal advised that a 10 year lease had been requested based on the fact that the land lease expires in 10 years. The land owner (C.P.R./Marathon) is supporting the lease renewal. They are not supporting the marina at this time.

RECOMMENDED

THAT the Province of B.C. be informed with respect to the Bay Forest Products Ltd.'s application for the renewal of license of Occupation No. 0312405, the City of Vancouver recommends that an extension of the lease be granted for five years.

The meeting adjourned at approximately 2:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 478

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

June 22, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 22, 1978, at 3:30 p.m., in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bellamy
Alderman Ford
Alderman Harcourt
Alderman Rankin

CLERK TO THE
COMMITTEE: J. Thomas

The Minutes of the meeting of June 1, 1978, were adopted.

1. Installation of a Median on Rupert Street
Between 23rd and 29th Avenues

The Committee had for consideration a Manager's report dated June 14, 1978, (circulated) in which the City Engineer discussed street improvements scheduled for Rupert Street between 23rd Avenue and Kingsway.

At a Court of Revision held on March 30, 1978, residents expressed concern that proposals to install a centre median, 14 feet wide with 24 foot one-way roadways each side, between 23rd and 29th Avenues, would increase noise levels. A subsequent survey of 68 property owners on Rupert Street elicited 33 responses - 20 in favour of a median, 13 expressing a preference a standard 46 foot pavement.

The Assistant City Engineer - Traffic Division addressed the Committee and advised a median would provide for an improved traffic arrangement. Safety would be increased and there would be no noticeable increase in the traffic noise. Funding was provided in the 5-Year Plan and there would be no extra cost to the property owners.

It was

RECOMMENDED

THAT a median be provided on Rupert Street between 23rd and 29th Avenues; and that the extra cost (\$95,000) be met from funding approved at the Court of Revision of March 30, 1978.

2. Bicycle Use on Granville Mall

City Council on November 1, 1977, resolved that the Granville Mall By-law be amended to permit bicycle use on the Mall for a trial period of six months.

Continued.....

Clause No. 2 Continued

In a City Manager's Information Report dated June 2, 1978, (circulated) considered by the Committee, the City Engineer advised the six-month trial period has now expired. Police and B.C. Hydro had been contacted and had indicated no complaints had been received. They perceived no problems as a result of continued use of the Mall by cyclists; however, monitoring would continue over the summer for report back in the Fall. The City Engineer therefore advised it was not felt necessary to amend the Granville Mall By-law at this time.

It was

RECOMMENDED

THAT the City Manager's report dated June 2, 1978, be received for information.

3. Citizen's Brief re Safety of B.C. Hydro Trolley Buses

The Committee received a presentation from Mr. Robert E. Reynolds, (brief circulated), requesting consideration be given to the alleged unsafe nature of approximately 300 of the older model trolley buses presently operating in the City.

Mr. Reynolds addressed the Committee on this matter and stated as an ex-ambulance driver his concern was based on the fact that Hydro's city fleet included approximately 260 older trolley buses which had no emergency exits. Windows did not open sufficiently to enable an adult to escape and emergency equipment such as fire axe, first aid equipment or fire extinguisher was not carried. Copies of the Provincial Professional Drivers' Manual were distributed to the Committee and Mr. Reynolds drew attention to page 54 of the Manual requiring public or limited passenger vehicles with a seating capacity of more than 8 passengers to carry emergency equipment and those carrying 12 or more passengers to have an emergency exit door or emergency exit windows of the push out type. Mr. Reynolds stated B.C. Hydro was presently outside these regulations and therefore was not governed by adequate safety regulations. This should be protested by the Committee.

The Chairman advised B.C. Hydro had been contacted on the matter and had advised the buses had operated for 28 years without an accident, and Hydro was satisfied the vehicles were safe. The situation only applied to older trolley buses which were gradually being phased out.

Members of the Committee discussed Mr. Reynold's suggestion that screws holding the windows should be removed allowing sufficient space for an adult to escape in case of an emergency but it was felt additional hazards to children would result.

Following discussion it was

RECOMMENDED

THAT the City Engineer be requested to ascertain the safety measures to be introduced in new public transit vehicles acquired by B.C. Hydro; further, that B.C. Hydro be requested to report to the City on safety aspects before making new passenger vehicle purchases.

The meeting adjourned at approximately 4:50 p.m.

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 22, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 22, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

CLERK : G. Barden

RECOMMENDATION:

1. Vancouver Public Library Proposed
Service to 'Shut Ins'

The Committee considered a Manager's report dated June 20, 1978 and a report from the Vancouver Public Library Board dated June 1, 1978.

Mrs. T.W. Kennedy, Library Board, advised that the Board recommended as follows:

- (a) That City Council approve the extension of the present Taped Books Service to Stage I of a Shut-in Service:

Setting up costs 1978	Materials:	\$15,000
	Accommodation:	\$ 2,000
		<u>\$17,000</u>

Operating p.a. for 6 months	Materials:	\$ 1,500
	Transport:	\$ 1,290
		<u>\$ 2,790</u>

Staffing: (by transfer or charged to GVLF grant)		NIL
--	--	-----

TOTAL - 1978	<u>\$19,790</u>
--------------	-----------------

(b) Operating costs 1979	Materials:	\$ 3,000
	Transport:	2,580
		<u>\$ 5,580</u>

- (c) That City Council note that the extension of this service in Stage II to a further 1,000 people at an approximate additional cost of \$30,000 p.a. will be recommended for 1981 or later.

Operating costs - Stage II	\$36,000 p.a.
----------------------------	---------------

Report to Council
 Standing Committee on Finance & Administration
 June 22, 1978

2

Clause #1 continued:

The City Manager reported as follows:

"This office has received a report (attached) from the Library Board recommending the instituting of a new program to provide a library book distribution service to Shut Ins (those people who are physically unable to visit any branch of the Vancouver Public Library). The program, if approved, will result in reductions in some other areas of the Library's operation and will require an increase in the annual operating cost of the Library system. This increase would be small initially, due to reallocation of existing resources, but could be sizeable in later stages of the program (approximately \$40,000/year). I am, because of these probable implications, and the possibility of a useful relationship between this program and other services (seniors activation, transportation for the disabled, "step-out" etc) recommending that the proposal be studied by the Finance and Social Planning Departments for a report for early consideration by the Finance Committee and Council.

The report from the Library Board notes the offer of the Rotary Club to provide \$4,000 to partially fund the cost of a Van for this program with a deadline of June 30th, 1978. I have requested the Director of the Library to request an extension of this deadline to permit the above report."

The Committee questioned the requested expansion in service when the departmental review of the Library Board is underway aiming on reductions in service. It was felt that this requested program should be funded by private sources such as the Vancouver Foundation, Woodward's Foundation or the Canadian Legion. The Committee also questioned the transfer of existing positions of the library staff for the proposed 'Shut In' service and felt this should be included in their departmental review as a possible area for reductions in service.

Following further discussion, it was

RECOMMENDED

- A. THAT the Library Board be advised to pursue private sources of funding for the proposed 'Shut In' service.
- B. THAT the departmental review of the Library Board include investigation of the suggested transfers of staff outlined in the Library Board report.

The meeting adjourned at approximately 4:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 479

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

JUNE 29, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 29, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: E. Bowie

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Nursing Home Regulations

The Committee had before it for consideration a Manager's report dated June 15, 1978 (copy circulated). This is a joint report by the Medical Health Officer and the Acting Director of Permits & Licenses as requested by the Chairman on current regulations applying to nursing homes with the purpose of recommending to Council the implementation of regulations that might prevent the recurrence of the White Gates Rest Home fire on April 7, 1978.

The Medical Health Officer and the Acting Director of Permits & Licenses were present for discussion of this item.

The Medical Health Officer advised the Committee that he would be attending a meeting this date with the Fire Marshal's office regarding upgraded guidelines for nursing homes which have recently been approved by the Provincial Health Department's Community Care Facilities Licensing Board.

For the sake of uniformity of regulations, these guidelines will soon be recommended for inclusion in the City Building By-law.

The Committee was requested to consider the following guideline requirements:

- a) Installation of smoke alarms in each sleeping room and recreational areas.
- b) Where doors to stairways are required to be opened for supervisory purpose, they must be fitted with hold-open devices that would automatically allow the doors to close on the signal of the smoke or fire alarm.
- c) Room doors must be of the type that will stand up against a 20 minute fire exposure.
- d) The interior finish must have low flame spread characteristics.

Continued . . .

Clause No. 1 Continued

After a brief discussion, it was

RECOMMENDED

THAT the Medical Health Officer advise the Fire Marshal's office of the concurrence of the Committee to the four guideline requirements listed in the Manager's report of June 15, 1978.

2. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a memorandum dated June 28, 1978 (copy circulated) in which Mr. K. D. Armstrong, Acting Chief License Inspector, reports on the application on June 21, 1978, of Mr. Jerry Yee, a tenant, for a new license to operate the Wonder Rooms.

Attached to Mr. Armstrong's memorandum was a memorandum dated June 26, 1978 (copy circulated) from the Social Planning Department reporting on the present occupancy of Wonder Rooms.

On May 30, 1978, Council suspended the Business License for Wonder Rooms for a period of three months.

An order to do certain alterations was issued by the Health Department and this expires on June 30, 1978. A representative of the Health Department said that these alterations for the most part have been completed, but that a new operating permit cannot be issued because of the suspension of the business license by Council.

During discussion, a member of the Committee requested information on what qualifications Mr. Yee had for operating a business of this kind, and it was stated that he had none but that the current resident manager would be assisting him with the operation of the Wonder Rooms.

Present for the discussion was Mr. Raymond Wong, son of Mr. Wong Yat Kong (present owner), and in reply to a question by the Committee, he stated that the resident manager is the mother of the present owner and the grandmother of Mr. Yee.

Following discussion, it was

RECOMMENDED

- A. THAT a Business License for the operation of the Wonder Rooms at 50 East Cordova Street be issued to Mr. Jerry Yee.
- B. THAT a letter be forwarded to all persons concerned with the Wonder Rooms, stressing strict compliance with the Standards of Maintenance By-law and adherence to accepted business practices.

Continued

3. Liquor Permit Application - 870 Denman Street

The Committee had before it for consideration a Manager's report dated June 19, 1978, on the application of Denman Garden Inn at 870 Denman Street for Development Permit Application No. 80287.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use an area (approximately 273 sq.ft.) as a holding bar in conjunction with the existing restaurant.

This Development is situated on the southeast corner of Haro and Denman Streets.

The proposed Holding Bar development will provide an assembly area of approximately 273 sq.ft. (10% of the floor area of the restaurant). The existing seating capacity of the restaurant is 100. The proposed seating capacity for the Holding Bar is 20 seats.

For Council's guidance, the Provincial Liquor Control Act permits up to 25% of the seating capacity of the dining area (maximum 50 seats) as the number of seats permitted in a holding bar. With regard to this application, the maximum permitted seating capacity for the holding bar is 25 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

It should be noted that this restaurant is located in the West End Community Centre. The Parks Board has submitted a letter which states that permission is given to the Denman Garden Inn to use the said area as a holding bar, containing 20 seats.

The Director of Planning at his meeting of May 15, 1978, approved this application, with the following condition:

- "1. The request for a new liquor outlet is to be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committee of Council on Community Services for Consideration of the new liquor outlet.'

Appearing before the Committee was a representative from the Planning Department.

Following discussion, it was

RECOMMENDED

THAT the application from Denman Garden Inn, 870 Denman Street, for Development Permit Application No. 80287, be deferred pending a report from the West End Community Association on any concerns they might have regarding a holding bar in this restaurant located in the West End Community Centre.

Continued

4. Liquor Permit Application - #1 Water Street

The Committee had before it for consideration a Manager's report dated June 20, 1978, on the application of Mr. F. Boelen (agent), Brother Jon's Restaurant at #1 Water Street, for Development Permit Application No. 80882.

The report was submitted to the Committee by the City Manager for consideration and in the report the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 448 sq. ft. of the existing restaurant as a holding bar.

This Development is situated on the north-west corner of Water Street and Carrall Street.

The proposed holding bar development will provide an assembly area of approximately 448 sq. ft. (13% of the floor area of the restaurant). The submitted drawings indicate that the existing seating capacity for the dining area is 205 and the proposed seating area for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum of 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning at his meeting of June 12, 1978, approved this application with the following condition:

- 1) The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80882 to Mr. F. Boelen (agent) of Brother Jon's Restaurant at #1 Water Street to alter and use approximately 448 sq. ft. of the existing restaurant as a holding bar.

Continued

5. Liquor Permit Application - 800 Hornby Street

The Committee had before it for consideration a Manager's report dated June 21, 1978, on the application of Mr. David Charlton of Dara Enterprises Ltd. for Development Permit Application No. 80775.

The report was submitted to the Committee by the City Manager for consideration, and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 369 sq. ft. of the approved restaurant as a holding bar.

This development is bounded by Smithe, Robson, Howe and Hornby Streets (Court House Complex).

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 369 sq. ft. (13% of the floor area of the restaurant). The seating capacity for the dining area is 90 and the proposed seating for the holding bar is 23.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 23 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning at his meeting of June 12, 1978 approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80775 to Mr. David Charlton of Dara Enterprises Ltd. to alter and use approximately 369 sq. ft. of the approved restaurant at 800 Hornby Street as a holding bar.

Continued . . .

6. Liquor Permit Application - 1066 West Hastings Street

The Committee had before it for consideration a Manager's report dated June 21, 1978, on the application of Mr. Charles Moorhead of W.W.F. Holdings Ltd. for Development Permit Application No. 80850.

The report was submitted to the Committee by the City Manager for consideration, and in the report, the Director of Planning reported as follows:

'The above noted Development Permit application has been filed to alter and use approximately 525 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of West Hastings Street, between Burrard and Thurlow Streets.

The submitted drawings indicate that the proposed Holding bar will provide an assembly area of approximately 525 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity for the dining area is 151 and the proposed seating capacity for the Holding Bar is 38.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a Holding Bar. In accordance with the act, the applicant is permitted 38 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of June 12, 1978, approved this application with the following condition:

- "1. The use of the Holding Bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80850 to Mr. Charles Moorhead of W.W.F. Holdings Ltd. to alter and use approximately 525 sq. ft. of the existing restaurant at 1066 West Hastings Street as a holding bar.

7. Mac's Milk Store, 1055 Denman Street -
 Complaint re Rear Parking Lot

Acting on a complaint from Mr. M. Gaska, 1825 Comox Street, the Community Services Committee, on September 28, 1977, instructed the Director of Permits & Licenses to persuade the operator of this store to lock the rear door of his premises at 11:00 P.M. and to chain off the rear parking area at the same time.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 29, 1978

(V-7)

Clause No. 7 Continued

On March 2nd, 1978, the Committee received a Manager's report dated February 14, 1978, dealing with a further complaint from Mr. Gaska. The Committee, at that time, requested the Director of Permits & Licenses to report further on this matter in three months time.

The Committee had before it for consideration a Manager's report dated June 14, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reports on inspections carried out at these premises on three separate occasions. It would appear that the operator of Mac's Milk Store at 1055 Denman Street is not complying with the directions of the Committee that the parking lot be chained off at 11:00 P.M. The report recommends that the operator be requested to appear before the Community Services Committee to explain his actions in this matter.

Appearing before the Committee were Mr. M. Jamal, operator of Mac's Milk Store at 1055 Denman Street; Mr. Ed Adolph, District Manager of Mac's Convenience Store Ltd.; Mr. M. Gaska, the complainant; and a representative from Permits & Licenses Department.

During discussion, a letter dated June 24, 1978, was introduced from the West End Leaseowners Association (copy circulated) complaining about the noise and disturbance caused by this store being open on a 24-hour basis and suggesting that this store and all similar stores should not be open all night.

Mr. E. Adolph stated that the operating hours for Mac's Convenience Stores are from 7:00 A.M. to 12:00 midnight and that there are only two stores permitted 24-hour opening, one of these being the store in question.

Following discussion by the Committee, it was

RECOMMENDED

THAT the Acting Director of Permits & Licenses and the Director of Legal Services bring forward an amendment to the Shops Closing By-law that all corner stores be required to close at 12:00 mid-night and not reopen until 7:00 A.M. the following day.

DELEGATION REQUEST: DOUGLAS, SYMES & BRISSENDEN
 Barristers and Solicitors
 for 7-ELEVEN FOOD STORES

The meeting adjourned at approximately 2:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 419

REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 29, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 29, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. 4332 Quebec Street - Development Permit Application #78617

On June 13, 1978 Council considered a Manager's report (Building and Planning Matters) dated June 9, 1978 and communications from Ms. P. Bak, Riley Park Citizens N.I.P. Committee, and Mr. H. Morawsky (copies circulated). Council referred the matter to the Standing Committee on Planning and Development to hear the delegations and discuss the proposed development.

Mr. L. Beasley, Riley Park Planner, advised that Mr. H. Morawsky filed a development permit application to construct an 8 unit townhouse development on a large site of approximately 18,000 square feet zoned RS2 - single family dwelling district. The site is surrounded by smaller lots developed with residences. Townhouse development in RS2 areas is a conditional use.

At public meetings in the area no consensus could be reached on the application. The surrounding neighbours wanted 3 single family dwellings. The citizens' N.I.P. committee supported the application for 8 townhouses. The Director of Planning considers the development could be improved in relation to the neighbourhood if the number of units were reduced. Six units would seem appropriate. Because of strong objections from the neighbourhood the Director of Planning is seeking guidance of Council on the matter.

Mr. W. Haynes, property owner adjoining the subject site, expressed concern that the developer is constructing 8 townhouse units. It was the understanding of many of the property owners that there was going to be 3 single family units on the large site. Ms. Bak expressed continuing support for 8 townhouse units. One of the N.I.P. Committee's policies for the neighbourhood is to provide a diversity of affordable family housing. The Committee felt that if 3 single family houses were developed they would be too expensive for young families.

cont'd.....

Clause No. 1 continued:

Mr. H. Morawsky advised that he had purchased the property over a year ago and applied to subdivide the site into 3 lots. It was suggested to him that a comprehensive development be pursued as there would be several difficulties in trying to subdivide the lot. He has presented three different schemes to the Planning Department. At least 8 townhouse units would have to be developed to bring the price down to a realistic level. If only 6 units are developed the units would cost at least \$64,000. A single family house would cost \$90,000. Mr. Morawsky stated at the last meeting in the area that it would not matter to him what they built. He could build 3 single family homes or a comprehensive development with 8 units.

Mr. R. Spaxman, Director of Planning, stated that he had reported to Council on the question of increasing density in predominantly single family areas. Council indicated that the single family nature of these areas should be retained and the density should not be increased. Each individual application for townhouse development would have to be considered on its own merit. With respect to this application there are three different view points. When the applicant approached the Subdivision Section with a suggestion that he subdivide the large lot into 3 single family lots he was advised that for various reasons he should pursue comprehensive development. The Engineering Department would require a cul-de-sac at the entrance to the lots with a 50 ft. radius. This would require a large amount of the site and it would be extremely difficult to get three lots which maintained the minimum lot size requirement.

Members of the Committee felt that subdivision of the site into 3 single family lots would be difficult and the best possible use of the site would be a townhouse development not exceeding 6 units.

RECOMMENDED

THAT, as guidance to the Director of Planning in the issuance of a development permit for this site, the Committee has no objection to a suitably designed townhouse development not to exceed 6 units.

2. Point Grey Road Properties

The Committee considered a report of the City Manager dated June 7, 1978 (copy circulated) in which the Director of Planning advised that Council has approved a number of resolutions concerning Point Grey Road which remain outstanding. Amendments to the Zoning and Development By-law that affect Point Grey Road waterfront properties have also been approved. The report outlines the resolutions and requests direction on appropriate means of dealing with them. On July 26, 1977 Council reaffirmed its long range acquisition policy for Point Grey Road. They instructed the Director of Planning to report back on proposals aimed at maintaining Point Grey Road property values. He was instructed to obtain the views of the Parks Board and the interested parties. On March 18, 1978 Council deferred a request to rescind this

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 29, 1978

(VI-3)

Clause No. 2 continued:

motion and instructed the Director of Planning and Director of Legal Services to submit an amendment to the resolution which "properly reflected the Council's wishes on the matter". The report notes:

"In view of the high degree of activity related to Point Grey Road properties in the last few months, staff would like Council direction on:

- 1) whether Council wishes to consider the June 1977 Manager's report further or retain the present policy for the time being
- 2) whether the modified resolution related to Point Grey Road property values is still required.

If Council decides that no further staff action on these matters is required, the Director of Planning recommends the submissions related to the June 1977 report be acknowledged with thanks, and those submitting briefs be advised that no policy changes are contemplated at this time."

Members of the Committee felt that the long term acquisition policy should be clarified noting that properties would be acquired on a willing seller, willing buyer basis, when funds become available. They also felt no further staff action was required.

RECOMMENDED

A. THAT the long term acquisition policy for Point Grey Road be clarified as follows:

- Council will pursue the long term acquisition of properties on the north side of Point Grey Road as funds are made available, on the basis of willing seller, willing buyer.

B. THAT no further staff action is necessary on the Council motions referred to in the Manager's report dated June 7, 1978.

C. THAT the Director of Planning acknowledge with thanks the briefs submitted and advise interested parties that no changes are contemplated at this time.

3. Kensington N.I.P. - Kensington Community Centre

The Committee considered a report of the City Manager dated June 23, 1978 (copy circulated). Present for the meeting were Mr. W. Strong, President of Kensington Community Centre Association, Mr. T. Barkley, Architect, and several Kensington residents.

In the report the Director of Planning advises that no allocation of N.I.P. funding was proposed for the construction of the new community centre on Kensington Park as the \$1.4 million was to be funded by an Urban Demonstration Grant (\$850,000), the Vancouver Park Board (\$150,000) and a Provincial Recreation

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 29, 1978

(VI-4)

Clause No. 3 continued:

Facilities Fund Grant (\$400,000). The proposed community centre will provide a recreational sized pool, health club, handball courts, crafts room, and a multi-purpose room.

Due to a number of factors, when the bids were opened for this project on June 14, 1978, the lowest bid came in at \$415,000 more than the amount of money available. A standard 6% increase in architectural fees charged (\$35,000), should also be required making the total extra amount of money needed to be \$450,000. Because bids are only valid for 30 days, the Kensington Community Centre Association immediately approached the Kensington Citizens' N.I.P. Planning Committee for assistance in meeting the shortfall.

The Director of Planning recommended an allocation from the Kensington Neighbourhood Improvement Program of up to \$450,000 to the Vancouver Park Board for the construction of the Kensington Community Centre in order to permit the construction of the Centre as it was originally sent out for tender. The proposed community centre has a very high priority among residents as a much needed facility. In order to meet the 30-day deadline of July 14, 1978, it will be necessary to approve the allocation of N.I.P. funds and the awarding of the contract at the July 11, 1978 Council meeting.

As noted, the lowest construction bid on the project was \$415,000 above the funds available. It has been suggested that part of this is due to the fact that this is a metric building and contractors have been very cautious in giving their estimates. The architect and the Park Board feel that it is possible to negotiate some of the sub-contracts in order to reduce the total amount of additional N.I.P. money required. As this exact amount is unknown at this time, the N.I.P. Committee's recommendation is to underwrite the total amount of \$450,000, on the understanding that any unspent funds will return to N.I.P.

Considering the strong support for the project, the Kensington Planning Committee considered two alternatives: (a) funding the shortfall for the project exactly as it was sent out for tender, or (b) funding the shortfall for the project with a reduction of the quality of the finishing materials for a cost saving of approximately \$100,000. The Planning Committee felt that this would significantly reduce the appearance of the community centre and that no compromises should be made on the quality of the centre and therefore unanimously voted to fund the total required amount of \$450,000 from the Kensington N.I.P. budget.

It is proposed that in order to make up the \$450,000, funds should come from the amount allocated to the furnishings for the community centre (\$150,000) and from the Contingency Fund (\$300,000). It is understood that this will leave only \$54,000 in the contingency fund, which is not sufficient "working" funds for the program and will require reconsideration of existing projects. The use of this Furnishings Funding of \$150,000 will still leave funding of \$80,000 for furnishings from the original \$1.4 million. Central Mortgage & Housing Corporation and the Provincial Government have concurred with the use of N.I.P. funds in this manner.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 29, 1978

(VI-5)

Clause No. 3 continued:

The Director of Planning recommended that up to \$450,000 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre on the understanding that any cost overruns will be funded by the Park Board from their existing budget, cost shared as follows:

City (25%)	\$112,500
Province (25%)	\$112,500
Federal (50%)	\$225,000

The City Manager noted that if this project were being funded directly by the City we would recommend the project be cut back to available funding. However, funding was through an Urban Demonstration Grant and a Recreational Facilities Grant, and supplementary funding could be provided from N.I.P. to meet the 30% overrun. Accordingly, the decision as to the appropriate level of expenditure and the following options are submitted for Committee's consideration:

- a) authorize the additional funding of \$450,000 from NIP funds in accordance with the Director of Planning's recommendation.
- b) request the Park Board in conjunction with the Community Center Association to provide the maximum possible reduction without major redesign.
- c) have the center redesigned to come within the \$1.4 Million available (in this regard the City Manager notes that in our experience health clubs, such as the one included here, also require heavy operating subsidization as a result of limited utilization and could be eliminated as one cost saving).

Mr. L. Foster, Director of Planning, Park Board, advises that representation had been made to the Minister stressing the timing on the bids and the need for a Provincial response on the Recreation Facilities Fund Grant. Members of the Committee stated that without confirmation of the Provincial funding, Council could not let the contract for the community centre.

Mr. T. Barkley, Architect, advised that the cost of the community centre is high because it contains a concentration of specialized facilities. There were three things which were not anticipated in the contract:

- a) Metrification has proven to be more expensive -- the sub-contractors did not want to bid on the project.
- b) Metric materials are not available.
- c) Construction cost increases.

Ms. J. Hlavach, Kensington Area Planner, advised that there are certain items that could be deleted or reduced but no firm figures are available from the contractor as yet. These reductions are estimated to be \$45 - 50,000.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 29, 1978

(VI-6)

Clause No. 3 continued:

Mr. Strong expressed the Kensington Community Centre Association's concern that reductions would be made to cut down on the quality of the building.

Members of the Committee requested that the Parks Board and the Director of Planning prepare a report outlining possible reductions for presentation to Council on July 11, 1978.

RECOMMENDED

THAT the Committee recommend to Council the reallocation of up to \$450,000 from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre on the understanding that any cost overruns will be funded by the Park Board from the existing budget; costs to be shared as follows:

City	\$112,500
Province	\$112,500
Federal	\$225,000

subject to confirmation of the Provincial Government Recreation Facilities Grant of \$400,000.

(Alderman Kennedy left the meeting during discussion of the above item.)

INFORMATION

4. Public Competition for "Ideas and Concepts" for a Park at Burrard/Dunsmuir

The Committee considered a report of the City Manager dated June 15, 1978 (copy circulated) in which the Director of Planning seeks approval for a public competition process designed to provide:

- a) An appropriate park program
- b) An appropriate park design
- c) A funding and implementation procedure

Members of the Committee enquired as to the status of the negotiations for the transfer or purchase of the Provincial Government property on the proposed park site. Mr. K. Dobell, Deputy City Manager, advised that this has been under discussion for sometime and it is expected that it will be resolved shortly. The Committee agreed that this matter should be deferred to a future meeting of the Committee at which time a report from the City Manager on the status of negotiations would be available.*

* NOTE FROM CLERK: The City Manager will report this matter at the Council meeting on July 11, 1978. Council may wish to consider the recommendations contained in the report of the City Manager dated June 15, 1978.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
June 29, 1978

(VI-7)

5. Redevelopment of the North Shore of False Creek -
(Manager's report dated June 20, 1978)

6. Kingsway Task Force

As the time allocation for the meeting had expired the Committee agreed to defer the above matters to the next meeting of the Committee.

The meeting adjourned at approximately 3:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 476, 477
480

MANAGER'S REPORT

July 6, 1978

TO: Vancouver City Council

SUBJECT: Kensington N.I.P. - Kensington Community Centre
Building Revisions.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On June 29, 1978, the Planning and Development Committee of City Council considered a recommendation from the Director of Planning concerning the construction of the new Kensington Community Centre. The Community Centre had a total budget of \$1.4 million, composed of \$850,000 from a Federal Urban Demonstration Grant, \$150,000 from the Vancouver Park Board and \$400,000 from the Provincial Recreation Facilities Grant (not confirmed at this time). Upon the opening of the construction bids on June 14, 1978, it was found that the lowest bid was \$415,000 over the funds available. This amount would have to be accompanied by the standard 6% increase in fees charged, \$35,000, making the total extra amount of money needed to be \$450,000. The Director of Planning had recommended in his report of June 23, 1978 that the entire shortfall of \$450,000 be made up from the funds available to the Kensington Neighbourhood Improvement Program.

Planning and Development Committee was concerned that the lowest construction bid was so much in excess of the amount of money available. The Committee agreed that Kensington N.I.P. money could be used to meet the shortfall on the understanding that the Park Board and Kensington Community Centre Association would meet and try to agree on certain items that could be revised to result in a lower construction cost. This meeting took place on July 4, 1978, and a number of items were agreed upon:

- (a) To change sidewalk pavers to concrete - a total credit of \$4,308.00.
- (b) Revision to fixing of exterior and interior cedar trellis - total credit of \$4,510.00.
- (c) Delete exterior handrail at roof and extend concrete parapet - total credit of \$3,668.00.
- (d) Revision to chimney - total credit of \$1,192.00.
- (e) Change asphalt curbs in parking area to concrete curbs - there is an inclusion for standard 7" x 7" x 6'-0" precast bumper curbs at parking area and machine place balance at site as shown - this change will be \$1,635.00 EXTRA.
- (f) Change in Stantrol control - total credit of \$13,996.00.
- (g) Revision to mechanical drawings for a total credit of \$2,350.00.
- (h) Delete exterior trellis over walkway between the new community centre and the existing community hall for a credit of \$12,344.
- (i) Extra change of \$9,100 for glazing due to lowest bidder withdrawing.

These items result in a reduction of \$31,643, making the extra amount necessary for construction to be \$383,357. This amount would also have to be accompanied by a 6% design fee, which would now be \$23,001 making a revised shortfall of \$406,358.00.

The architect has agreed to provide a cash donation of \$7,000 towards equipping the exercise room. This means that the amount required from the Kensington Neighbourhood Improvement Program can be reduced by this amount. The total revised shortfall required from N.I.P. is \$399,358.00.

The Director of Planning therefore, recommends.

THAT up to \$399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant."

The City Manager notes that the matter will be discussed by the Parks Board on July 10, and a communication from them is expected on July 11.

The City Manager submits the report for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 476, 477

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 29, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 29, 1978, in the No. 1 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

CLERK : G. Barden

RECOMMENDATION

1. Departmental Review - Reports
Back on Budget Reductions

The Committee had for consideration a Manager's Report dated June 27, 1978, and reports from Planning, Finance, Engineering, Social Planning and the Park Board on possible budget reductions as requested by Council on April 11, 1978.

Representatives spoke to their reports and the Committee commended the Planning, Finance and Engineering Departments on their reports which dealt with reductions in accordance with Council's direction. The Social Planning Department met their 1978 budget reductions as requested by Council but did not meet the 1979 requirements. The Park Board fell below Council instruction for 1978 and did not meet requirements for 1979.

During discussion the Committee agreed each Department must be dealt with on a fair and equal basis according to Council's instructions.

To meet the requirements the Superintendent of Parks stated he would have to cut 80 temporary students who have been hired for the Summer. This would mean the grass would not be cut and a lot of maintenance would not be done. This was not acceptable to the Park Board. The Social Planning Department would need to achieve a \$10,000 cut for 1979 to meet Council's instructions and the Director of Social Planning stated he felt he could make the \$10,000 cut by the Fall of this year but would ask that the reduction be considered for 1979 requirements.

The Committee felt that the Social Planning Department and Park Board were instructed by Council to make reductions and they should have submitted their options to achieve the reductions, including ramifications, so that the Committee could make a fair and proper decision.

Following further discussion, it was felt more time was required to review the reports prior to making recommendations to Council and it was

RECOMMENDED

THAT the matter be deferred to the next meeting of the Finance Committee and that it be the first item on Agenda.

The meeting adjourned at approximately 5:30 p.m.

REPORT TO COUNCIL

VIII

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 22, 1978

A meeting (In Camera) of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 22, 1978 at approximately 2:45 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Puil

ABSENT : Alderman Kennedy

ALSO
PRESENT : Alderman Ford

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Manhattan Apartments

The Committee considered a report of the City Manager dated June 20, 1978 (copy circulated) in which the Director of Social Planning reports that Vancouver City Council at its meeting (In Camera) on September 27, 1977, approved recommendations from the Joint Meeting of Standing Committees on Community Services and Planning and Development dated September 15, 1977 one of which was:

The Supervisor of Properties be instructed to negotiate a purchase price for the Manhattan Apartments and to report to Council with the Director of Social Planning after consultation with the Manhattan Planning Committee; such report to include a thorough review of the extent of renovation required and anticipated future operating costs.

On November 1, 1977, the Supervisor of Properties Division advised that the owner had decided not to sell but rather to retain and continue operating the building. It was learned that the owner had set a value of \$2,000,000 on this property. As the economic viability of the City acquiring and rehabilitating the Manhattan Apartments was predicated on an acquisition price of approximately \$800,000, no further action was taken.

In a letter dated April 6, 1978, Mr. J. Ross McClellan, Solicitor, for the owners of the Manhattan Apartments, states that his client is now in a position to replace the Manhattan Apartments with a one storey commercial building and requested that his client's application for Demolition Permit dated June 19, 1975, be processed without further delay.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
June 22, 1978

(VIII-2)

Clause No. 1 continued:

The Director of Permits and Licenses has advised Mr. McClellan on the status of his client's application for Demolition Permit and that the Director of Social Planning would advise him on the City's present interest in the subject property. Several discussions have been carried out with the owner's solicitor. On June 7, 1978, Mr. McClellan advised Social Planning staff that his client would defer action on the application for Demolition Permit provided the City resumed negotiations to purchase.

As it is not possible to reassess the economic feasibility of the City acquiring and renovating the Manhattan until it is known what the purchase price will be, the Director of Social Planning recommends:

That investigation regarding purchase be made by
Supervisor of Properties for report back to Committee
and Council.

The City Manager recommended that the Supervisor of Properties be authorized to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments with a report back to Committee.

Mr. D. Vanin, Social Planning Department, advised that the Department feels it is worthwhile to rehabilitate and preserve housing in the Inner City. His Department is prepared to do another feasibility study but this cannot be done without knowing the purchase price.

RECOMMENDED

THAT the Supervisor of Properties be authorized to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments and report back.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 480